

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

## 'AAVON GUEST HOUSE' 4 ISAAC'S HILL, CLEETHORPES

**PURCHASE PRICE £255,000 FREEHOLD**



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£255,000

TENURE

FREEHOLD



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## 4 ISAAC'S HILL, CLEETHORPES

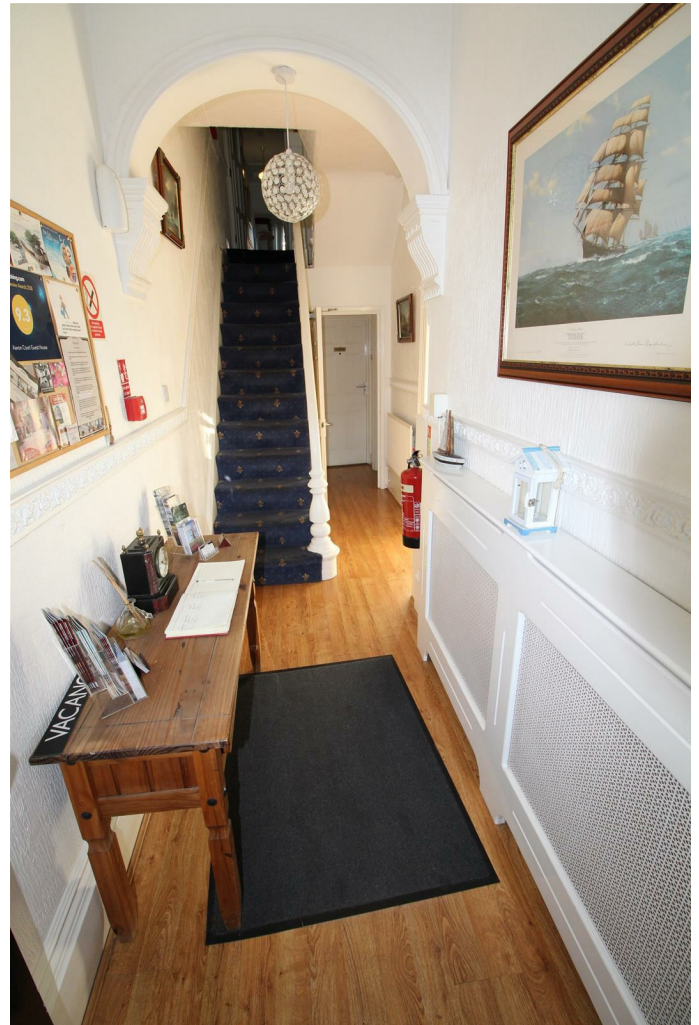
Bettles, Miles & Holland are pleased to offer for sale this wonderfully maintained 3 storey Guest House. with regular income and clientele both in and out of season. This attractive double bayed property benefits from u.PVC double glazing, gas central heating and an extensive wireless smoke alarm system. The property itself is located on Isacc's Hill which is a stone's throw away from the sea front, St. Peter's Avenue and all the amenities Cleethorpes has to offer. The accommodation offers a welcoming entrance hall, dining room, and downstairs toilet. Two single bedrooms and 7 double bedrooms, two with ensuites. There is a separate bathroom. The living accommodation comprises of a lounge-dining room, fully fitted kitchen, utility room, bathroom and bedroom. There is also a courtyard style garden to the rear. This property is offered for sale with NO ONWARD CHAIN.

### **ENTRANCE PORCH**

Through u.PVC double glazed door within a casement into the porch with cornice to the ceiling and then through a glazed, leaded and panelled door within a casement into the entrance hall.

### **ENTRANCE HALL**

The entrance hall with a cornice to the ceiling, plaster frieze and light, dado rail, central heating radiator within a fretwork cover, stairs to the first floor accommodation, all fire proof, panelled doors lead off and laminate to the floor. Smoke alarm.



## 4 ISAAC'S HILL, CLEETHORPES

### **DINING ROOM**

15'7" x 12'3" (4.75m x 3.75m)

With a u.PVC double glazed and leaded bay window, cornice, rose and light to a papered ceiling, picture rail to the walls, high skirting boards and an attractive black ornate fire surround with marble hearth and backing with inset Living Flame style of coal effect gas fire, wall lights, central heating radiator and laminate flooring. Smoke alarm.



### **ANOTHER VIEW OF THE DINING ROOM**



### **DOWNSTAIRS W.C.**

With a close coupled toilet, dado rail, ceiling light, extractor fan and laminate to the floor. Fire proof, panelled door.

### **BEDROOM 9**

11'1" x 13'4" at its maximum (3.40 x 4.07m at its maximum)

With a u.PVC double glazed and leaded window, cornice, rose, light and smoke alarm to the ceiling, central heating radiator, wash hand basin within a vanity unit with mirror and light above. This is a lovely double room.



## 4 ISAAC'S HILL, CLEETHORPES

### FRONT LANDING

With a spindled balustrade rail to the first floor accommodation, this landing splits in two.

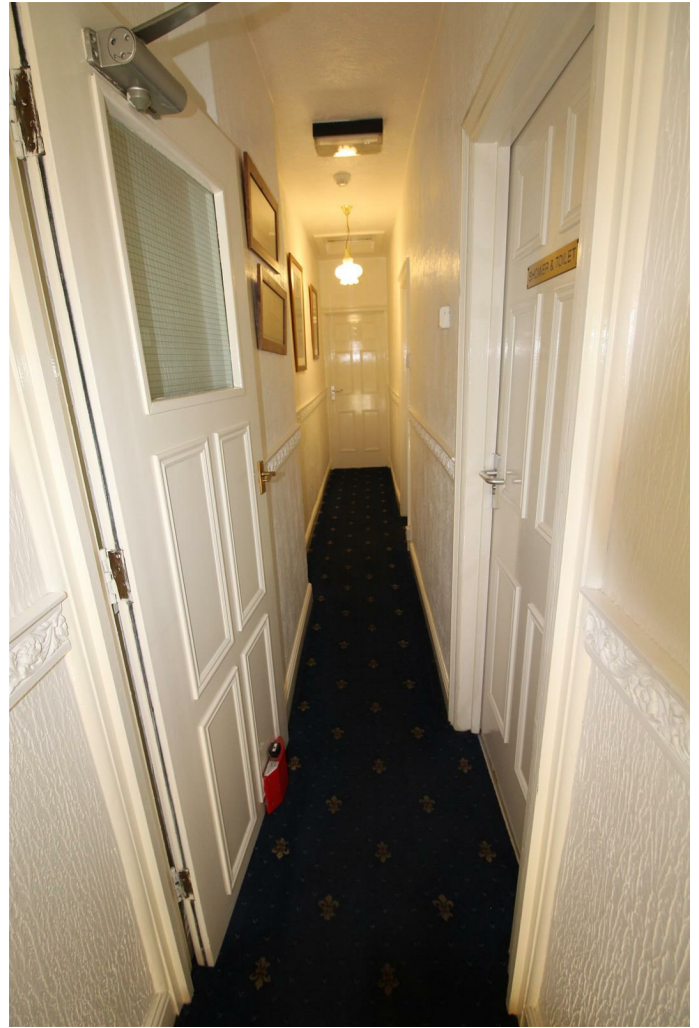
To the front of the landing there is a dado rail, plaster buttress, ceiling light smoke alarm and fire door which when opened has stairs leading to the first floor accommodation.

The first floor landing to the rear has a ceiling light, loft access with the loft housing the Ideal Combination boiler which is 3 years old, smoke alarm and all fire proof, panelled doors leading off.



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### BACK LANDING



### BEDROOM 3

9'8" x 6'2" at its max (2.96m x 1.88m at its max)

This single bedroom is to the front of the property with a u.PVC double glazed and leaded window, central heating radiator, dado rail, ceiling light and smoke alarm to the ceiling. A sink within a vanity unit with mirror and light above.



## 4 ISAAC'S HILL, CLEETHORPES

### **BEDROOM 4**

15'5" x 11'1" at its max (4.70m x 3.40m at its max)

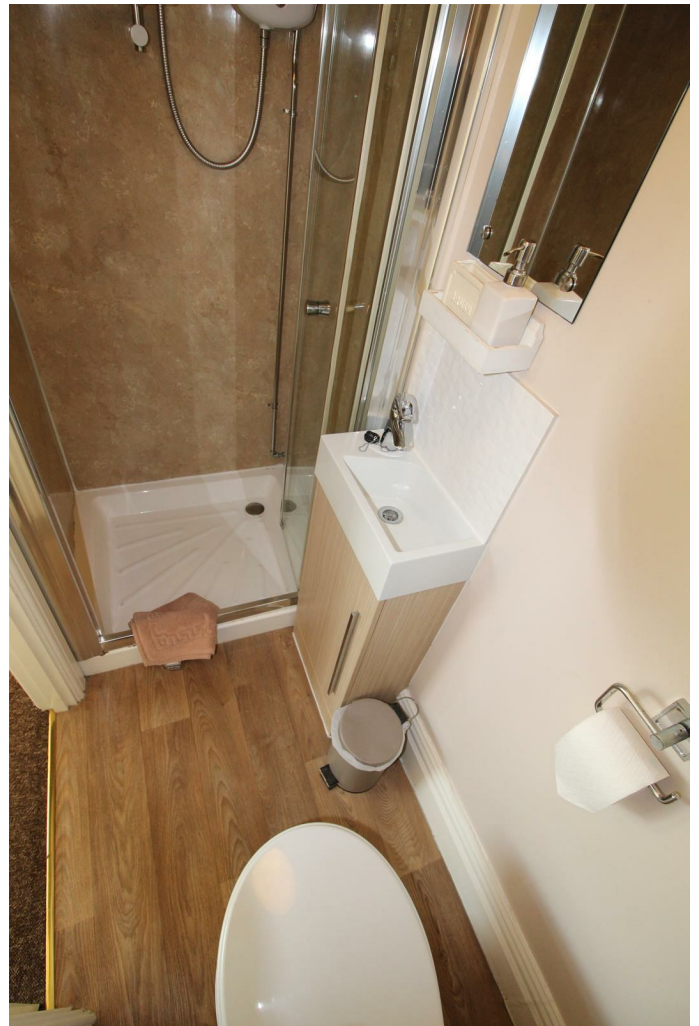
This double room is to the front of the property with a u.PVC double glazed, leaded bay window, cornice, light and smoke alarm to the textured ceiling, dado rail, central heating radiator, chimney breast, high skirting boards and cupboards for storage.



### **EN-SUITE**

7'2" x 3'1" (2.20m x 0.95m)

Through a fire door to the ensuite with a single shower cubicle and a Triton electric shower and wet-boarding. Close coupled toilet and wash hand basin within a vanity unit with a tiled splashback, mirror and light. Ceiling light, smoke detector and an extractor fan to the ceiling, vinyl to the floor.



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### **BEDROOM 5**

11'4" x 13'4" (3.47m x 4.08m)

This double room with a u.PVC double glazed and leaded window, central heating radiator, dado rail, ceiling light and smoke detector to the ceiling and cupboard for storage.



### **EN-SUITE**

8'10" x 2'11" (2.70m x 0.90m)

Through a fire door to the ensuite with a single shower cubicle with Triton electric shower and wet boarding. Wash hand basin within a vanity unit with tiled splashback, mirror and light above. Extractor fan and vinyl to the floor.



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### **BEDROOM 6**

11'9" x 8'6" (3.60m x 2.61m)

Through a fire door to this double bedroom with a u.PVC double glazed and leaded window, light and smoke alarm to a textured ceiling, dado rail, central heating radiator, a sink within the vanity unit with mirror and light above.



### **BEDROOM 7**

7'10" x 11'11" (2.40m x 3.65m)

Through a fire door to this double room located to the rear of the property with a u.PVC double glazed and leaded window, central heating radiator, light and smoke alarm to the textured ceiling, dado rail to the walls. Wash hand basin with mirror and light above.



### **SHOWER ROOM**

8'10" x 6'10" (2.70m x 2.10m)

The shower room has a double shower cubicle with a Mira shower, there is wet boarding throughout this cubicle and also throughout the walls in the bathroom. A basin mounted on a vanity stand, close coupled toilet, central heating radiator, ceiling light, extractor fan and smoke detector to the ceiling, cupboard housing the water cylinder and also used for storage, tiling to the floor. A u.PVC double glazed and leaded obscure window. Fire proof door



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### **2ND FLOOR ACCOMMODATION**

Up the stairs to the 2nd floor to the landing with a ceiling light and smoke detector to the ceiling, cupboard for storage and all fire doors leading off.



### **BEDROOM 1**

17'6" x 4'11" (5.35m x 1.52m)

Through a fire door to this single size bedroom with a u.PVC double glazed and leaded window, central heating radiator, ceiling light, light and fire alarm to the ceiling also. A single sink unit within a vanity unit, mirror and light above.



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### **BEDROOM 2**

7'10" x 8'0" (2.40m x 2.45m)

Through a fire door to this double room with a u.PVC double glazed and leaded window, central heating radiator, ceiling light and fire alarm to the ceiling, a sink within a vanity unit, mirror and light above.



### **LIVING ACCOMMODATION**

#### **LIVING-DINING ROOM**

20'2" x 11'5" (6.15m x 3.50m)

Through a fire proof, panelled door to the living room with 2 u.PVC double glazed and leaded windows, coving, light and fire alarm to the ceiling and wall lights also. Central heating radiator with a fretwork cover, dado rail, plenty of room for table and chairs and all this upon a laminate floor.



#### **KITCHEN**

With a range of Saxe Blue coloured, high gloss units to the base and walls with scroll tops and valances and chrome door and drawer furniture. Post form roll edge work surfaces with matching splashbacks. A Belling Classic double oven with 5 ring hob above with extractor canopy also. Integral dishwasher, space for a fridge-freezer. A 1.5 sink unit with mixer tap and drainer. Central heating radiator, coving and light to the ceiling and laminate to the floor. A u.PVC double glazed window and a u.PVC double glazed door to the rear and smoke alarm to the ceiling.



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### VIEW 2 OF THE KITCHEN



### UTILITY ROOM

10'2" x 7'6" (3.10m x 2.30m)

With a range of units and cupboards for storage, light and smoke alarm to a textured ceiling, u.PVC double glazed, leaded window and vinyl to the floor. There is plumbing for a washing machine and room for a tumble dryer.

### INNER HALLWAY

With wall lights and a laminate floor and fire doors leading off.

### MASTER BEDROOM

8'8" x 13'5" (2.65m x 4.10m)

With a u.PVC double glazed and leaded window, central heating radiator, light and smoke detector to a textured ceiling, a bank of wardrobes to one wall and then through an arch you enter the bathroom.



### BATHROOM

7'4" x 6'2" (2.25m x 1.90m)

With a panelled bath, wash hand basin within a vanity unit and matching splashbacks. Light and loft access to the ceiling with smoke alarm. A u.PVC double glazed, leaded and obscure window, central heating radiator and laminate flooring.



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### W.C.

5'10" x 2'7" (1.80m x 0.80m)

Through a fire door, to the W.C. with close coupled W.C. and wash hand basin. Light and extractor fan to the ceiling with smoke alarm and laminate to the floor.

### GARDENS

Front Garden - Within a white balustrade wall then up some steps to the front garden with a pathway leading to the front door. There is a large pebbled frontage with plenty of room for pots, plants and table and chairs.

Rear Garden - The rear garden is within a walled and gated boundary and an outside tap.



# 4 ISAAC'S HILL, CLEETHORPES

## EPC PAGE 1

### Energy Performance Certificate Non-Domestic Building



Aavon Court Guest House  
4 Isaacs Hill  
CLEETHORPES  
DN35 8JR

Certificate Reference Number:  
0220-4986-0321-8340-1004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

65

This is how energy efficient the building is.

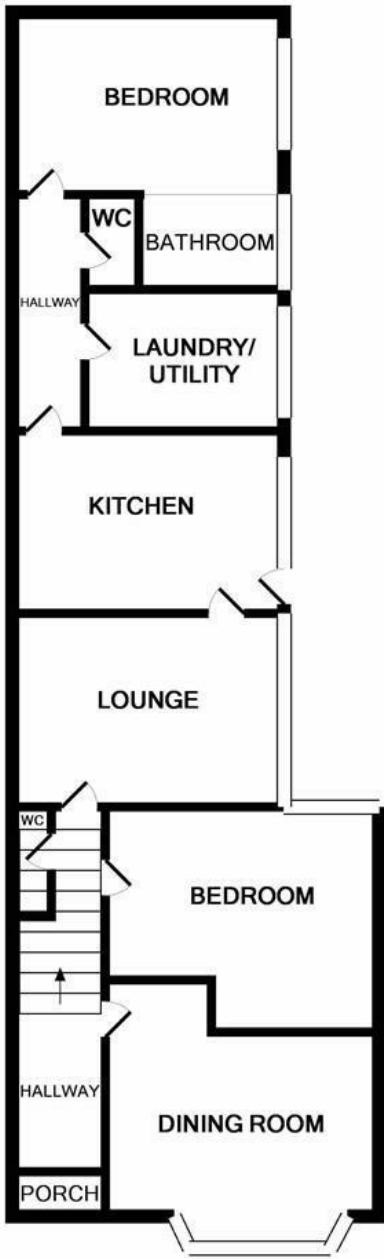
#### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	244
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	135.58
Primary energy use (kWh/m <sup>2</sup> per year):	782.02

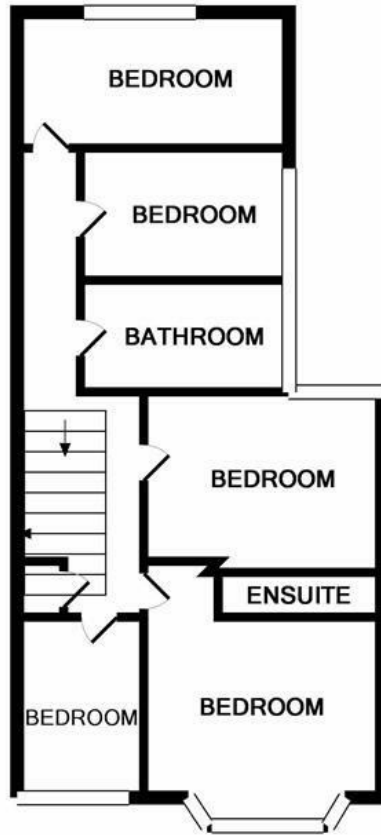
#### Benchmarks

Buildings similar to this one could have ratings as follows:

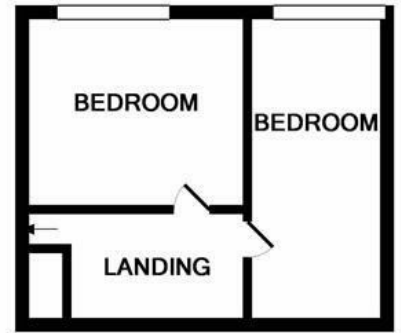
37	If newly built
108	If typical of the existing stock



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

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### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker Emma Hyldon can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or [emma@personaltouch-mortgages.co.uk](mailto:emma@personaltouch-mortgages.co.uk).

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland