

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 4 OOLE ROAD, CLEETHORPES

**PURCHASE PRICE £137,500 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£137,500

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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Registered in England No. 4782567



## 4 OOLE ROAD, CLEETHORPES

Nestled on Oole Road in the charming seaside town of Cleethorpes, this delightful mid-terrace house, sold as seen presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Offered for sale with no chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed into an entrance hall that leads to a comfortable lounge/diner, perfect for relaxing or entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits, while the bathroom completes the ground floor layout.

Upstairs, you will find three generously sized double bedrooms, offering plenty of room for family or guests. Each bedroom is filled with natural light, creating a warm and inviting atmosphere.

The property boasts low maintenance gardens, allowing you to enjoy outdoor space without the hassle of extensive upkeep. Additional features include gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year.

Conveniently located close to local amenities and the beautiful seafront, this home is ideal for those who appreciate the vibrant coastal lifestyle. Whether you are looking to settle down or invest, this property is a fantastic choice. Don't miss the chance to view this lovely home in Cleethorpes.

### **ENTRANCE HALL**

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation and a light to the ceiling.

### **LOUNGE/DINER**

10'8 x 8'10 (3.25m x 2.69m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.





## 4 OOLE ROAD, CLEETHORPES

### LOUNGE/DINER



### DINER

11'7 x 9'1 (3.53m x 2.77m)

With a u.PVC double glazed window, an under stairs cupboard, a central heating radiator and a light to the ceiling.



## 4 OOLE ROAD, CLEETHORPES

### KITCHEN

12'11 x 7'5 (3.94m x 2.26m)

With a range of Beech effect wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap and tiled splash backs. There is plumbing for a washing machine, space for a cooker and a fridge/freezer. The central heating boiler is housed within a cupboard, a u.PVC double glazed window, a central heating radiator, vinyl to the floor and spotlights to the ceiling.



### KITCHEN



### LOBBY

5'1 x 2'4 (1.55m x 0.71m)

A u.PVC double glazed door, a built in cupboard and a light to the ceiling.



## 4 OOLE ROAD, CLEETHORPES

### **BATHROOM**

5'4 x 7'2 (1.63m x 2.18m)

The bathroom comprising of a panelled bath, a pedestal wash hand basin and a toilet all with chrome fittings. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.



### **LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a light and loft access to the ceiling.

### **BEDROOM 1**

12'3 x 10'8 (3.73m x 3.25m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



## 4 OOLE ROAD, CLEETHORPES

### **BEDROOM 2**

11'7 x 7'1 (3.53m x 2.16m)

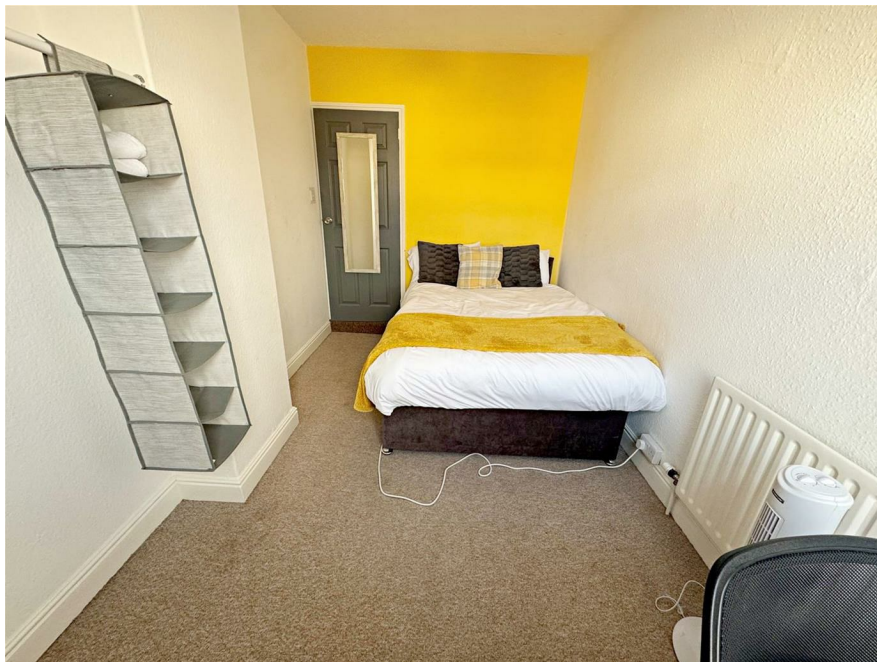
Another double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



### **BEDROOM 3**

12'6 x 7'6 (3.81m x 2.29m)

The third double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.





## 4 OOLE ROAD, CLEETHORPES

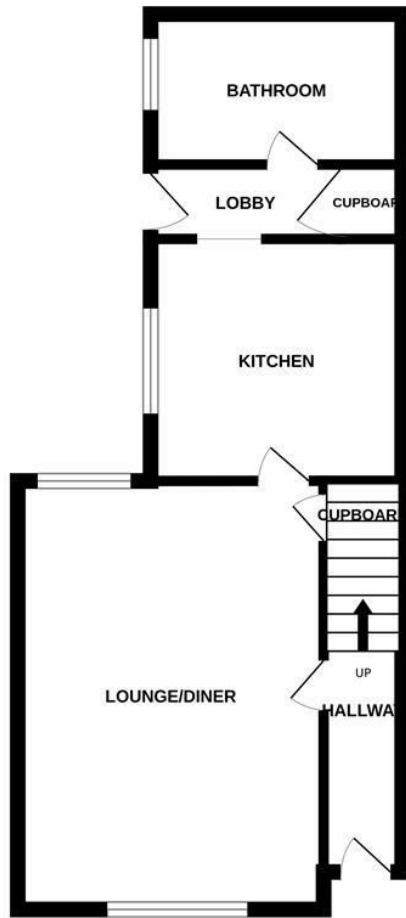
### OUTSIDE

The front garden has a walled and fenced boundary with a wrought iron gate and is laid to block-paving and decorative chippings.

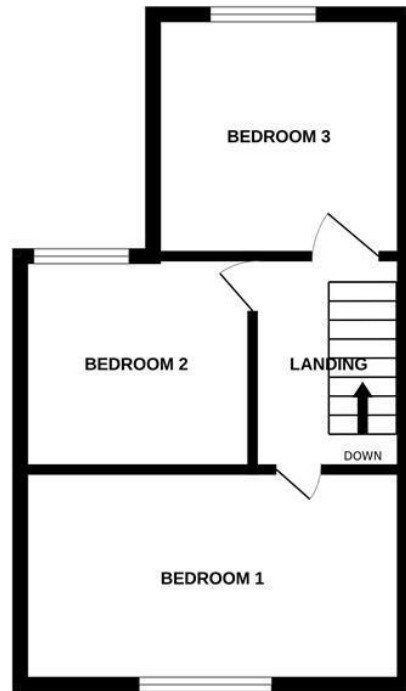
The rear garden has a walled and fenced boundary with a wooden gate and is laid to concrete and decorative chippings.



GROUND FLOOR

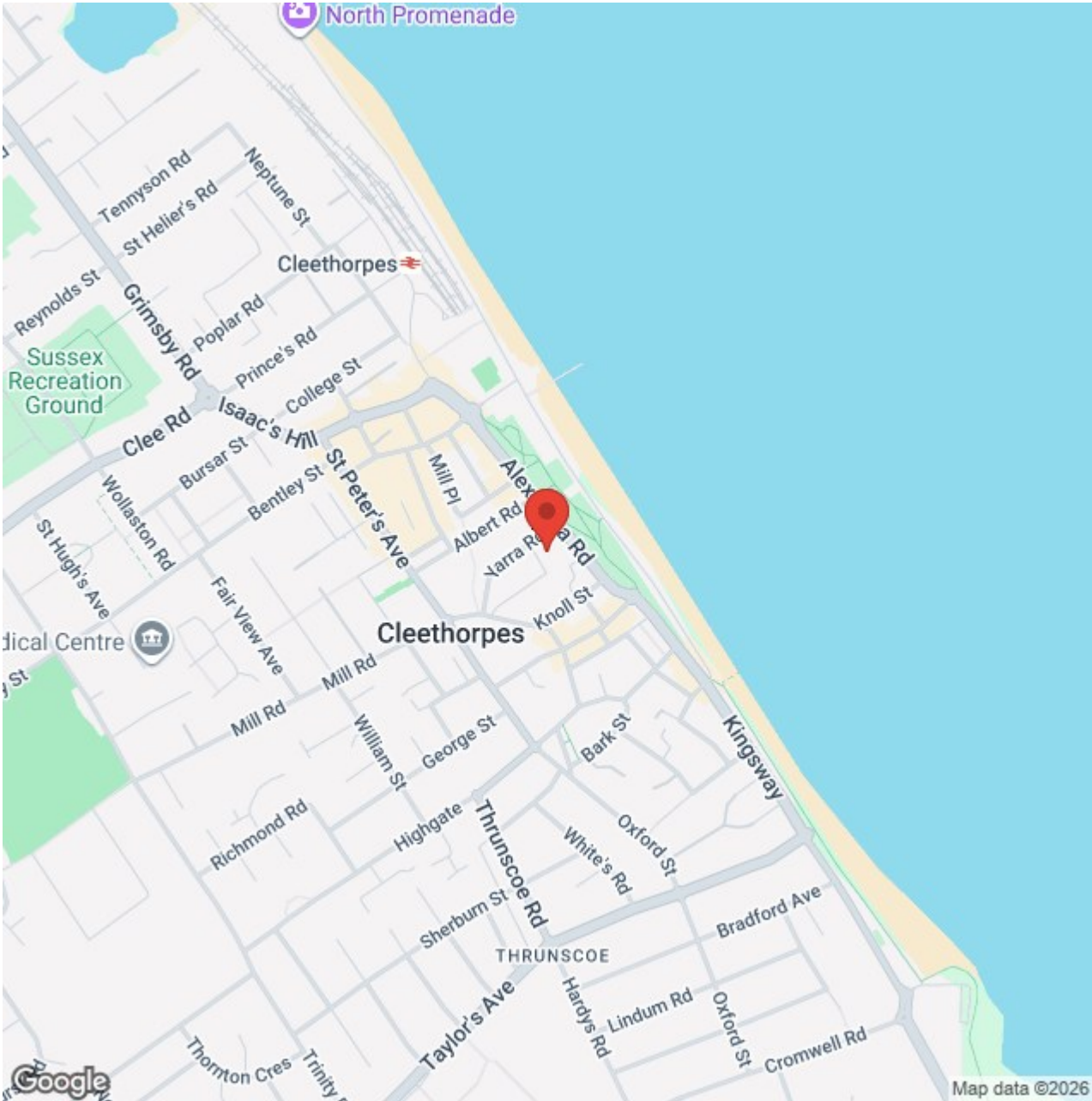
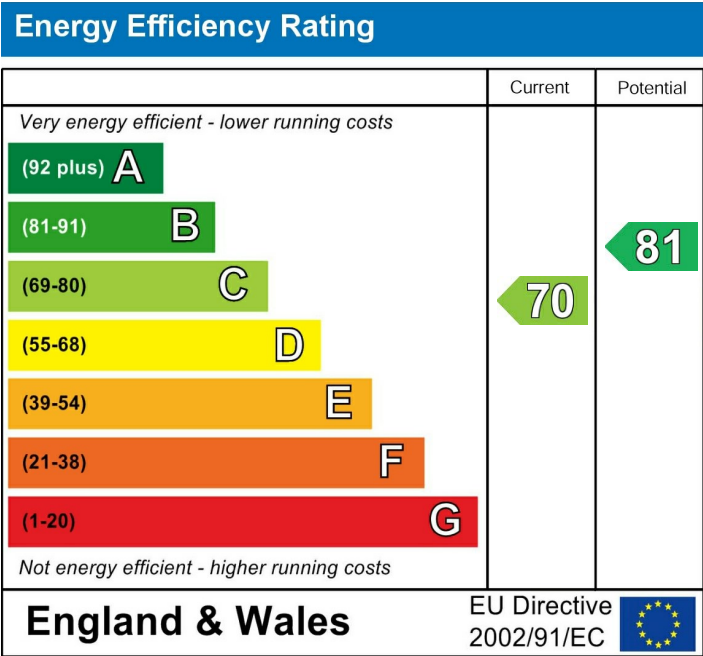


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

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

Our local broker James Welham 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 James Welham directly on 07710 548 379 or [james@jdwassociates.co.uk](mailto:james@jdwassociates.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 of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**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