

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 38 OOLE ROAD, CLEETHORPES



This is a tidy and neat end terrace property in the heart of Cleethorpes. Near the seafront and St Peter's Avenue. The accommodation is two bed roomed and the bathroom is upstairs, downstairs a little porch then two living rooms and the kitchen. The property has gas fired central heating together with uPVC double glazing. Gardens to both the front and the back. One or two improvements could be made to this property hence the very reasonable price. NO ONWARD CHAIN.

#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£85,000

#### TENURE

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



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## **38 OOLE ROAD, CLEETHORPES**

### **ENTRANCE HALL**

There is a uPVC double glazed doorway to the entrance porch. Then through the inner panelled door to the front room.

### **LOUNGE**

12'6 x 10' (3.81m x 3.05m)

This attractive room is to the front of the property, in addition to the measurement is a uPVC double glazed walk in bay window. There is an electric glowing effect stove in the fire surround. A central heating radiator, a cabinet in the chimney breast recess. Coving to the ceiling then under the archway to the:-



### **LOUNGE ADDITIONAL PHOTO**



### **SITTING ROOM**

12'6 x 10 (3.81m x 3.05m)

With a uPVC double glazed window to the back garden, coving to the ceiling, a central heating radiator and a panelled door leads onto:-



**SITTING ROOM ADDITIONAL PHOTO**



**KITCHEN**

12' x 7' (3.66m x 2.13m)

The kitchen with units to the base and wall and tiled reveals, a stainless steel sink unit and plumbing for a washing machine. Room for a fridge freezer, the central heating boiler is wall mounted here, also an extractor. There is a new cooker which can stay. There is a nicely tiled floor and a uPVC double glazed window to the side and a panelled door to the back garden.



**LANDING**

Up the stairs to the landing there is an airing cupboard here with a lagged cylinder.

**BATHROOM**

With a white suite new, panelled bath, pedestal wash hand basin and close coupled w.c. The room is partly tiled, a central heating radiator, a loft entrance and a uPVC double glazed obscure window.





## **38 OOLE ROAD, CLEETHORPES**

### **BEDROOM 1**

12'6 x 10' (3.81m x 3.05m)

This bedroom to the front, a good outlook through the uPVC double glazed window, a central heating radiator and a storage cupboard.



### **BEDROOM 1 ADDITIONAL PHOTO**

### **BEDROOM 2**


10' x 6'8 (3.05m x 2.03m)


This bedroom to the back, a single room with a uPVC double glazed window looking into the back garden and a central heating radiator.

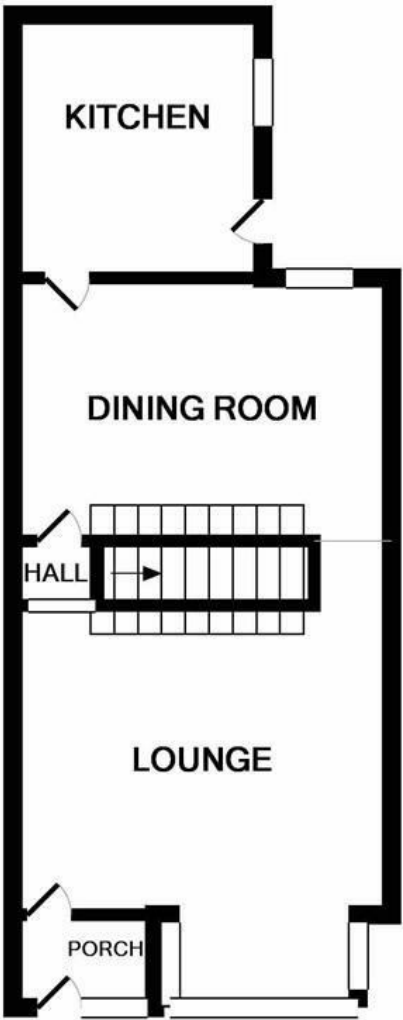


### **GARDENS**

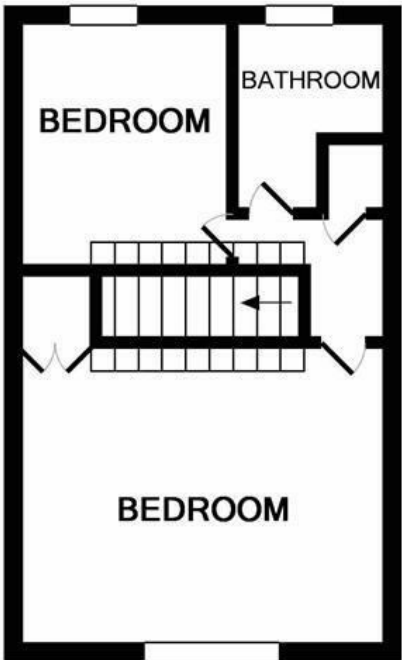
The front garden is walled and gated, a little garden path and a shingle bed. The back garden is walled and paved and easily managed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR



1ST 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.**

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**We offer a letting/management service:-**

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

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**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.**

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