BETTLES, MILES & HOLLAND
Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU
Telephone: (01472) 691455 / 698698
Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:
www.bmhestateagents.com www.rightmove.co.uk
www.onthemarket.com www.zoopla.co.uk

PROPERTY FOR SALE
14 OOLE ROAD, CLEETHORPES

PURCHASE PRICE £140,000 FREEHOLD

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£140,000
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567
naea | propertymark PROTECTED
arla | propertymark PROTECTED
safeagent

14 OOLE ROAD, CLEETHORPES

****ATTENTION LANDLORDS****
Nestled on Oole Road in the charming coastal town of Cleethorpes, this well-presented mid-terrace house offers an excellent opportunity for investors. Currently sold with tenants in situ, who are paying a monthly rent of £700, this property is an ideal investment choice.

Upon entering, you are welcomed by an entrance hall that leads to a comfortable lounge/diner, perfect for relaxing or entertaining. The modern kitchen is designed for convenience and functionality, making meal preparation a delight. The downstairs bathroom features a contemporary four-piece suite, ensuring both style and practicality.

The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. Additionally, there is a convenient WC located upstairs, enhancing the overall functionality of the home.

Outside, the property benefits from both front and rear gardens, offering a pleasant outdoor space for leisure and enjoyment. The presence of u.PVC double glazing throughout ensures energy efficiency and a comfortable living environment.

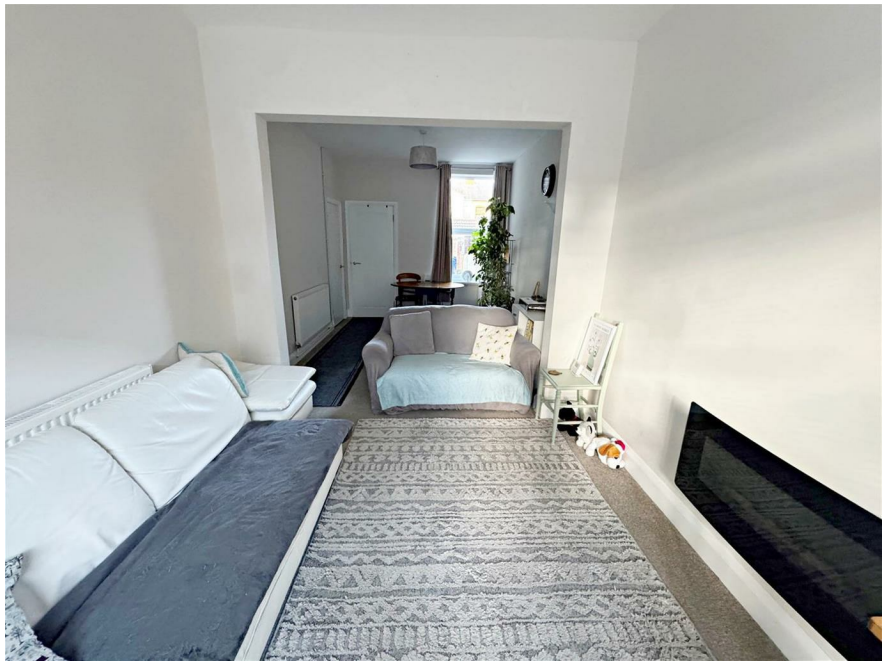
Situated close to local amenities and the picturesque seafront makes this property is a sound investment and with its prime location and well-maintained features, this terraced house is sure to attract interest from discerning buyers and investors alike.

ENTRANCE HALL
Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a central heating radiator, laminate to the floor and two lights to the ceiling.

LOUNGE/DINER
12'5 into bay x 8'9 (3.78m into bay x 2.67m)
With a u.PVC double glazed walk-in bay window to the front, a central heating radiator and a light to the ceiling.

14 OOLE ROAD, CLEETHORPES

LOUNGE/DINER



DINER

11'8 x 9'1 (3.56m x 2.77m)

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

KITCHEN

12'10 x 7'5 (3.91m x 2.26m)

The kitchen with a range of cream wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap and tiled splash backs. An electric oven, a five ring gas hob with a stainless steel extractor fan above. Plumbing for a washing machine, space for a fridge/freezer and the central heating boiler is housed within a cupboard. A u.PVC double glazed window and door, a central heating radiator, a tiled floor and two lights to the ceiling.

KITCHEN

BATHROOM

8'6 x 7'7 (2.59m x 2.31m)

The bathroom with a four piece suite comprising of a shower enclosure with a Mira electric shower, a panelled bath, a vanity sink unit and toilet all with chrome fittings. A u.PVC double glazed window, Mermaid boarding to the walls, a central heating radiator, a tiled 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

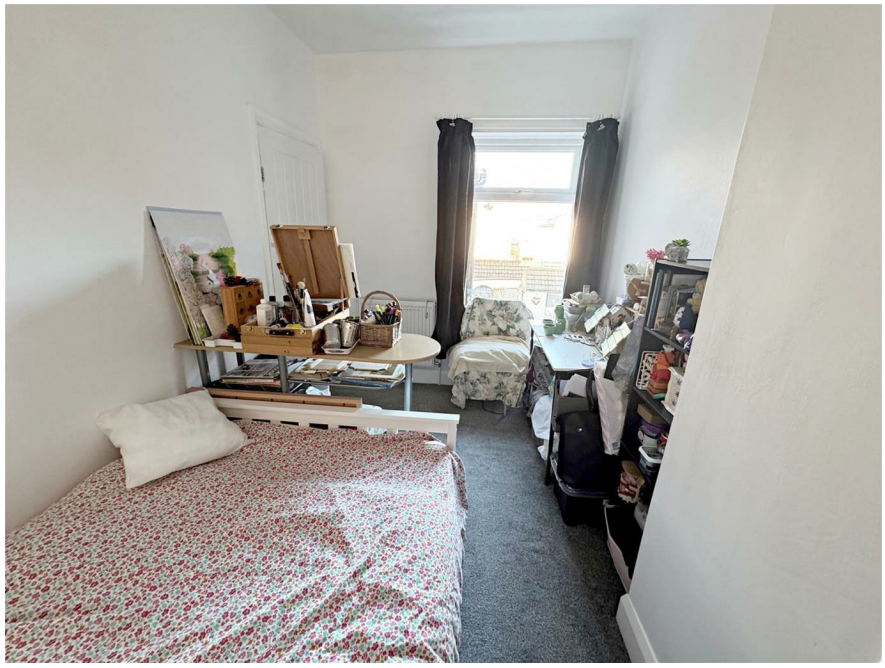
12'3 x 10'6 (3.73m x 3.20m)

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.

BEDROOM 2

11'7 x 7'2 (3.53m x 2.18m)

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



BEDROOM 3

8'0 x 7'5 (2.44m x 2.26m)

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

WC

4'0 x 3'6 (1.22m x 1.07m)

With a toilet, a pedestal wash hand basin and a chrome mixer tap. A u.PVC double glazed window, part Mermaid boarding to the walls, vinyl to the floor and a light to the ceiling.

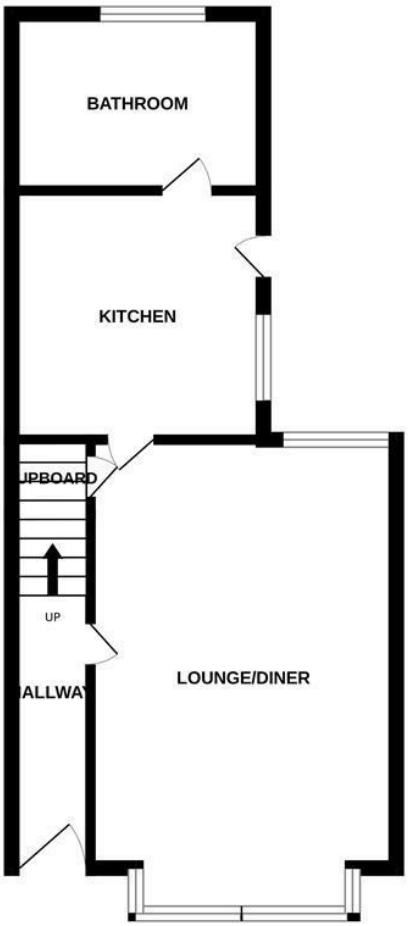
14 OOLE ROAD, CLEETHORPES

OUTSIDE

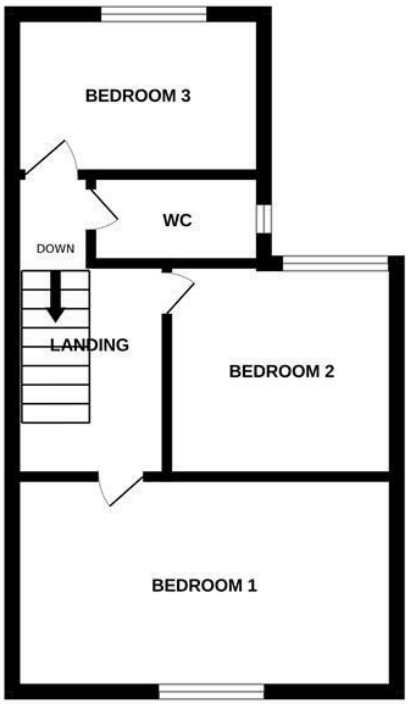
The front garden has a walled and fenced boundary with a wrought iron gate and is laid to concrete for ease of maintenance.

The rear garden has a walled and fenced boundary with a wooden gate and is laid to concrete and pavers for ease of maintenance.

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.
Made with Metropix ©2026

Energy Efficiency Rating

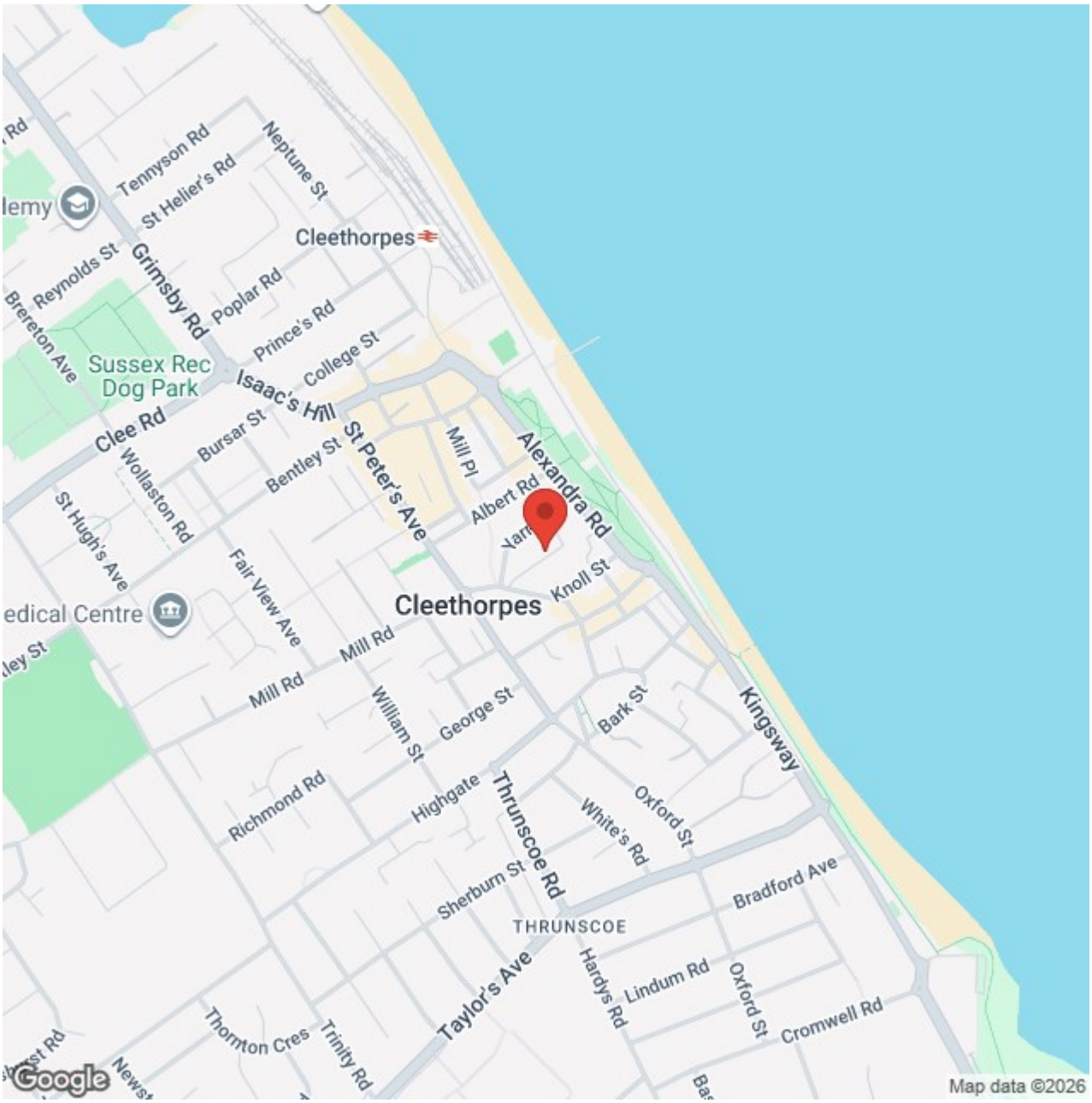
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC



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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

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