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
3 RAVENHILL CLOSE, CLEETHORPES

PURCHASE PRICE £189,950 FREEHOLD

VIEWING	By appointment with this office
COUNCIL TAX BAND	B
PURCHASE PRICE	£189,950
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

3 RAVENHILL CLOSE, CLEETHORPES

Nestled in the charming Ravenhill Close, this semi-detached house offers a delightful opportunity for families and individuals alike. With three bedrooms and a well-appointed bathroom, this property is perfect for those seeking a comfortable and spacious home. The entrance hall welcomes you into a lounge, featuring a lovely walk-in bay window that fills the room with natural light.

The fitted kitchen seamlessly opens into a conservatory, creating an inviting space for dining and relaxation. Upstairs, you will find two double bedrooms and a single bedroom, providing ample space for family or guests and a bathroom completes the upstairs layout.

This home is double glazed throughout and benefits from gas central heating, ensuring warmth and comfort during the colder months. The front and rear gardens offer a pleasant outdoor space, while off-road parking and a garage add to the convenience of this property.

Situated within walking distance of local amenities and well-regarded schools, as well as being just a short stroll from the seafront, this location is ideal for those who appreciate both community and coastal living. Although the property may require a touch of tender loving care, its great location and potential make it a must-see. Don't miss the chance to make this lovely house your new home.

ENTRANCE HALL

Through a u.PVC double glazed front door, a u.PVC double glazed window, stairs to the first floor accommodation, an under stairs cupboard, a central heating radiator, laminate to the floor, a light and coving to the ceiling.

3 RAVENHILL CLOSE, CLEETHORPES

LOUNGE

16'5 into bay x 11'5 (5.00m into bay x 3.48m)
The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a white painted fire surround with a marble effect back and hearth and a pebble effect gas fire. A central heating radiator, wall lights and coving to the ceiling.

LOUNGE

KITCHEN

8'2 x 17'4 (2.49m x 5.28m)

With a range of Beech wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. A housed electric oven, a 5-ring gas hob with a stainless steel extractor fan above, an integrated fridge/freezer and plumbing for a washing machine. A u.PVC double glazed window, the central heating boiler is housed within a cupboard, laminate to the floor, two lights and coving to the ceiling.

KITCHEN

3 RAVENHILL CLOSE, CLEETHORPES

CONSERVATORY
8'9 x 8'11 (2.67m x 2.72m)
With u.PVC double glazed French doors and u.PVC double glazed windows to three sides. A central heating radiator and laminate to the floor.

CONSERVATORY

LANDING
Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window, a light, coving and loft access to the ceiling.

BATHROOM
5'5 x 7'10 (1.65m x 2.39m)
Comprising of a panelled bath, a pedestal wash hand basin and a toilet all with chrome fittings. A u.PVC double glazed window, fully tiled walls and floor, a central heating radiator and a light to the ceiling.

BEDROOM 1

13'6 x 9'9 (4.11m x 2.97m)

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

BEDROOM 1

BEDROOM 2

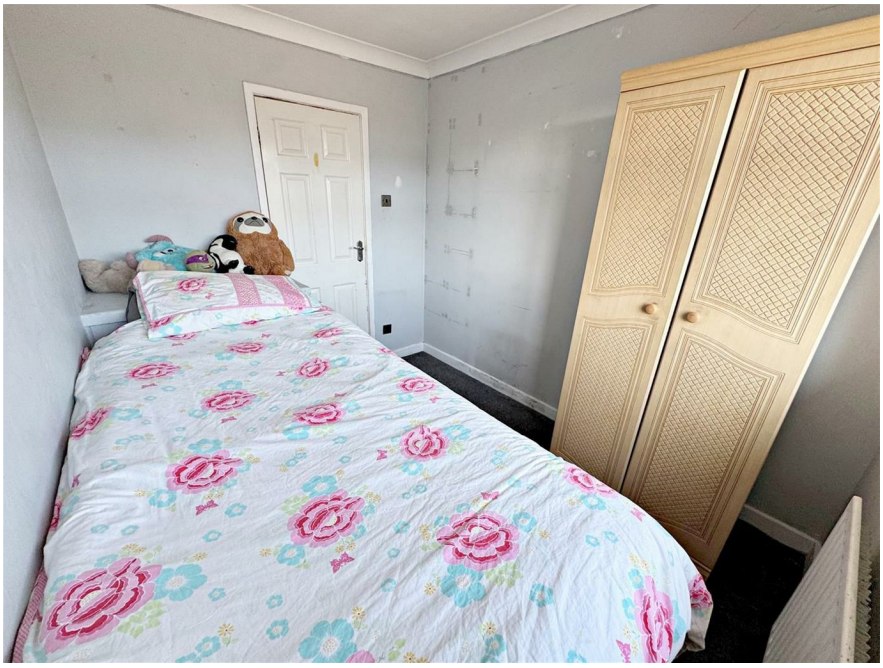
8'3 x 9'1 (2.51m x 2.77m)

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

BEDROOM 3

9'5 x 7'4 (2.87m x 2.24m)

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



GARAGE

A detached garage with an up and over door, light and power within.

OUTSIDE

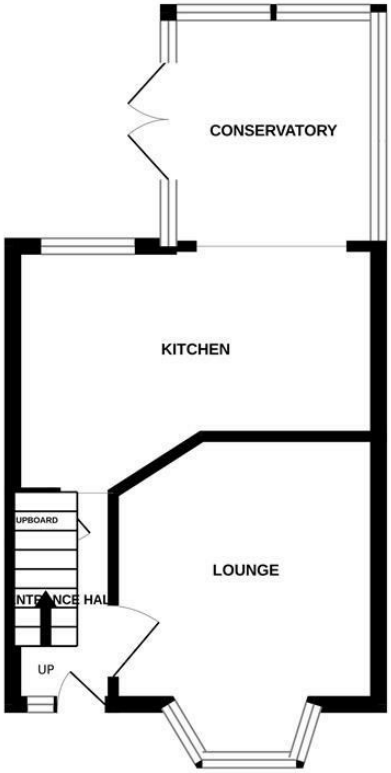
The front garden has a fenced boundary to one side and is laid to lawn with a block-paved drive and through double gates to the garage.

The rear garden has a fenced boundary and is laid to lawn with established borders, a patio area and a path.

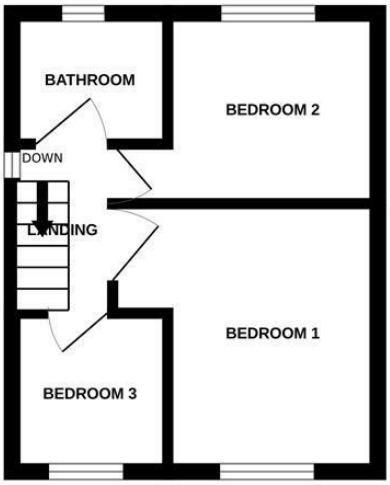
3 RAVENHILL CLOSE, CLEETHORPES

OUTSIDE

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

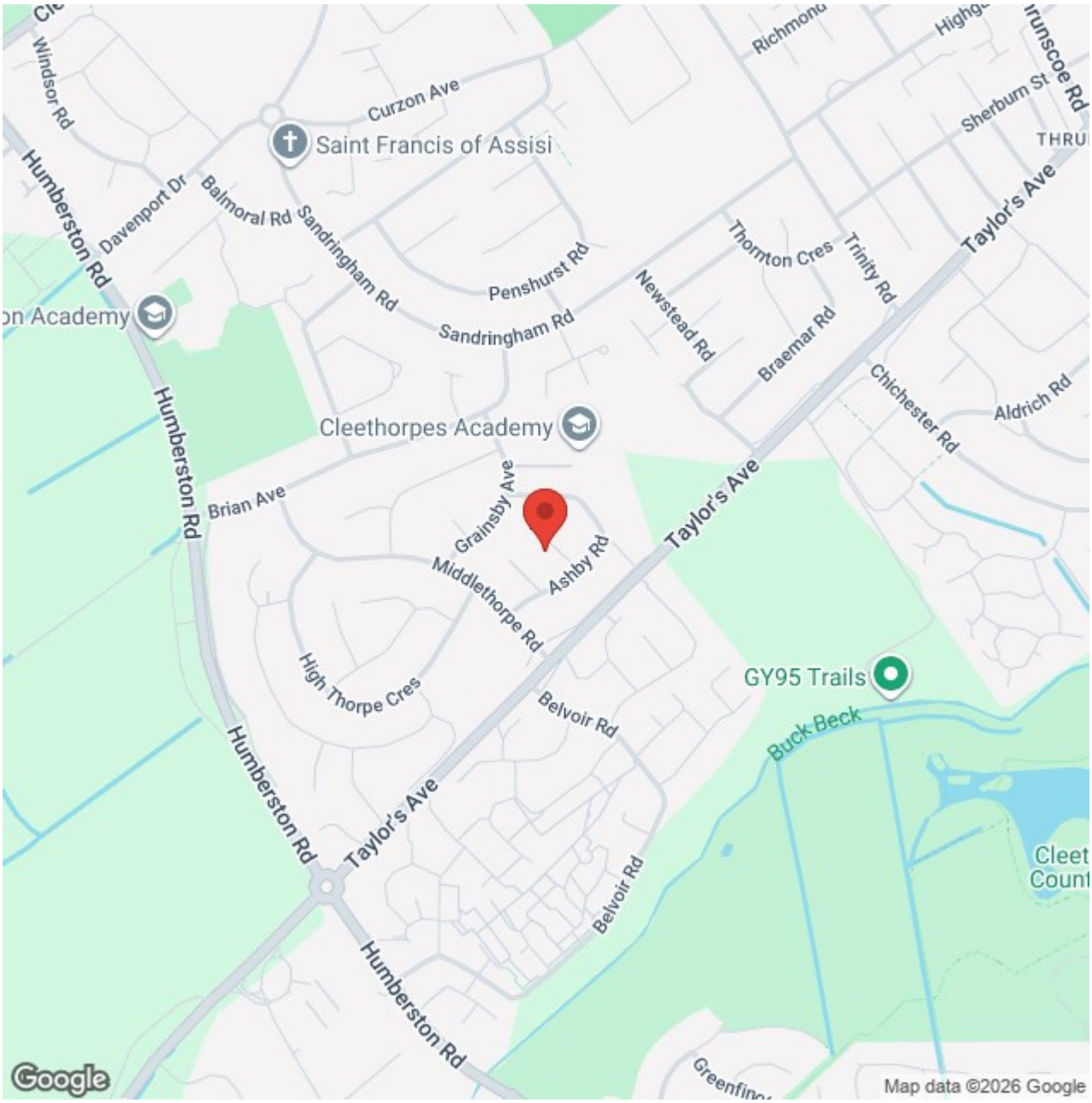
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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