



# CHOICE PROPERTIES

*Estate Agents*

26 Fitzwilliam Street,  
Mablethorpe, LN12 1AA

Reduced To £105,000



**\*\*REDUCED BY MOTIVATED SELLER\*\*** Choice Properties are delighted to bring to the market this spacious and expansive four bedroom terrace house, conveniently positioned just a stones throw away from the beach, town and local amenities. Early viewing is advised with the added benefit of no upper chain.

Offering generously proportioned throughout, this spacious and well laid out accommodation comprises:-

### **Hall**

24'7" x 5'5"

Staircase to the first floor.

### **Kitchen**

19'4" x 9'3"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, cooker point, space for fridge/freezer, plumbing for a washing machine, part tiled walls, wall mounted boiler.

### **Utility**

4'0" x 3'10"

### **Reception Room / Diner**

24'7" x 11'6"

Bay window to front aspect, electric feature fireplace set into surround, door to side aspect into hallway, TV Aerial point, telephone point.

### **Landing**

23'11" x 5'5"

### **Bedroom 1**

12'6" x 11'7"

Double bedroom.

### **Bedroom 2**

11'9" x 11'7"

Double bedroom.

### **Bedroom 3**

10'11" x 9'3"

Double bedroom.

### **Bedroom 4**

8'10" x 5'5"

### **Bathroom**

8'1" x 5'9"

Fitted with a three piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, close coupled wc, tiled walls.

### **Garden**

Courtyard garden. Please note, Japanese knotweed has been sighted nearby to this property and also in a small volume within the grounds of 26 Fitzwilliam Street, the current owners have started a treatment plan to eradicate this issue and a guarantee will be in place for a new owner. If you require a mortgage please consult your lender to confirm they are happy to lend before arranging a viewing, most lenders are fine if the issue is being treated as it is with this property.

### **Tenure**

Freehold.

### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

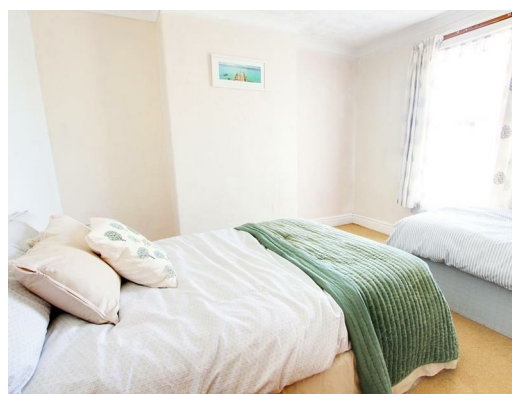
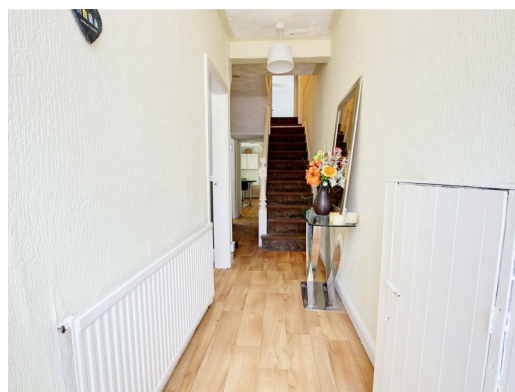
### **Council Tax**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth,  
LN11 8UP  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

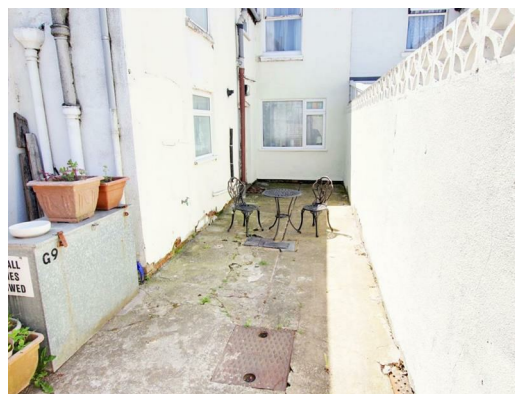
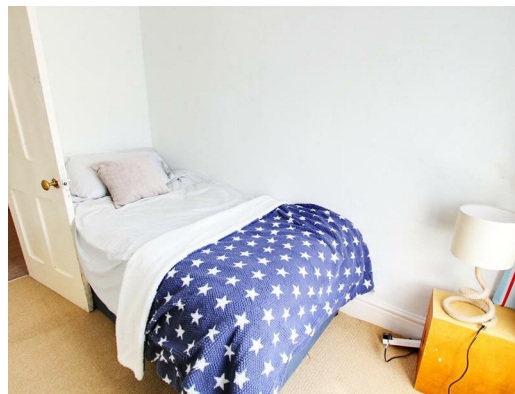
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A - Amount payable for Council Tax year 2022/23 - £1,353.29

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

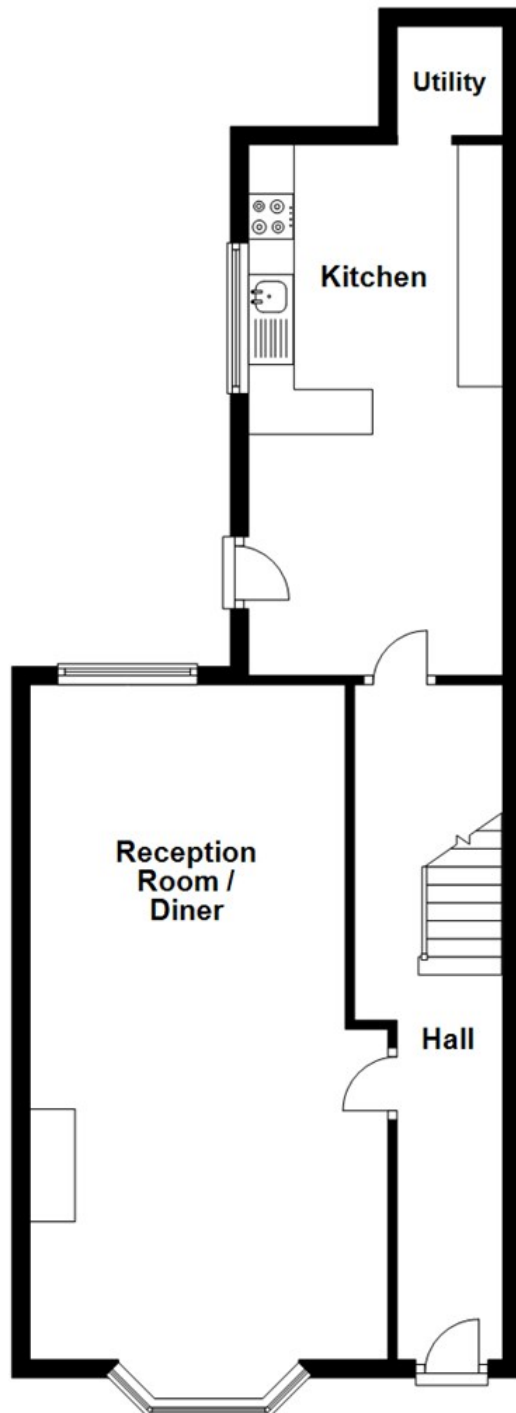




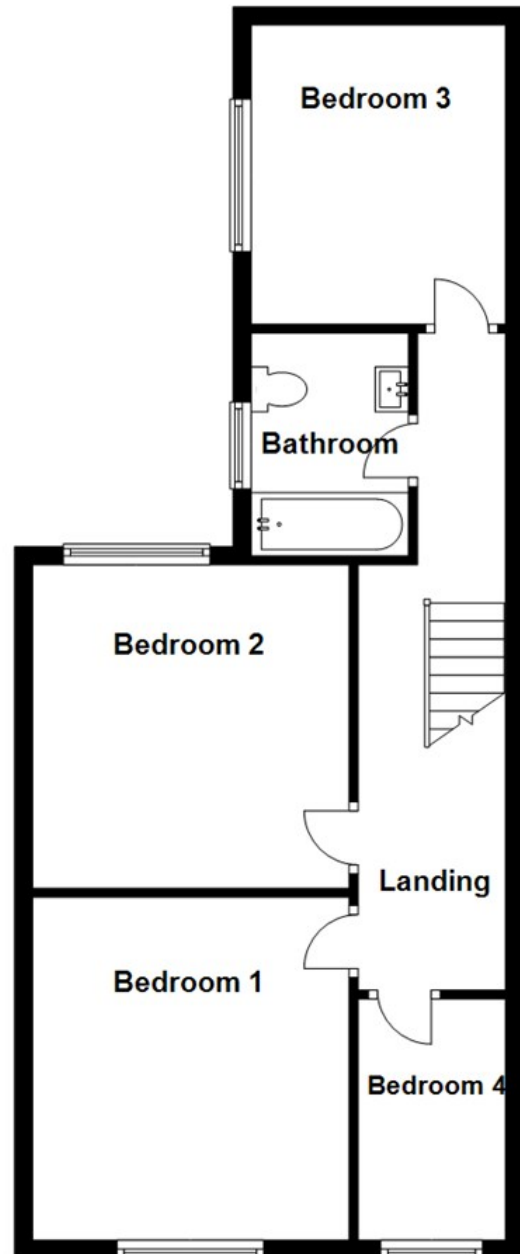




**Ground Floor**



**First Floor**



# Directions

From our office head north along Victoria Road, at the traffic lights turn right onto the High Street, and then take your first left onto Fitzwilliam Street. Number 26 can be found at the bottom of the street on the right hand side.

