



CHOICE PROPERTIES

Estate Agents

27 Cheltenham Way,
Mablethorpe, LN12 2AX

Reduced To £180,000



Choice Properties are delighted to bring to the market this well laid out two bedroom semi detached bungalow with a generously sized, easy to maintain garden and driveway with car port. The property is located in a sought after residential position.

The generously proportioned accommodation comprises:

Kitchen

9'11" x 6'2"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker and plumbing for a washing machine, part tiling to the walls and tiling to the floor.

Utility

3'5" x 6'2"

Housing the wall mounted 'Glow worm' condensing gas boiler; which supplies the central heating.

Reception Room

15'9" x 12'4"

Sizeable reception room with picture window to front aspect and fitted with a electric feature fireplace set in marble surround with a wooden mantle, and a TV aerial.

Hall

3'10" x 2'9"

Doors to:

Bedroom 1

14'8" x 9'2"

Spacious double bedroom.

Bedroom 2

10'7" x 9'4"

Door to:

Shower Room

5'11" x 6'2"

Fitted with a three piece suite comprising walk in shower cubicle, WC with cistern lever and pedestal hand wash basin with mixer tap and tiled splashback, part tiling to the walls.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is mainly laid with shingle for ease of maintenance. The garden further features a useful timber shed as well as a greenhouse.

Driveway

Providing off street parking for numerous vehicles.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

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

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

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.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

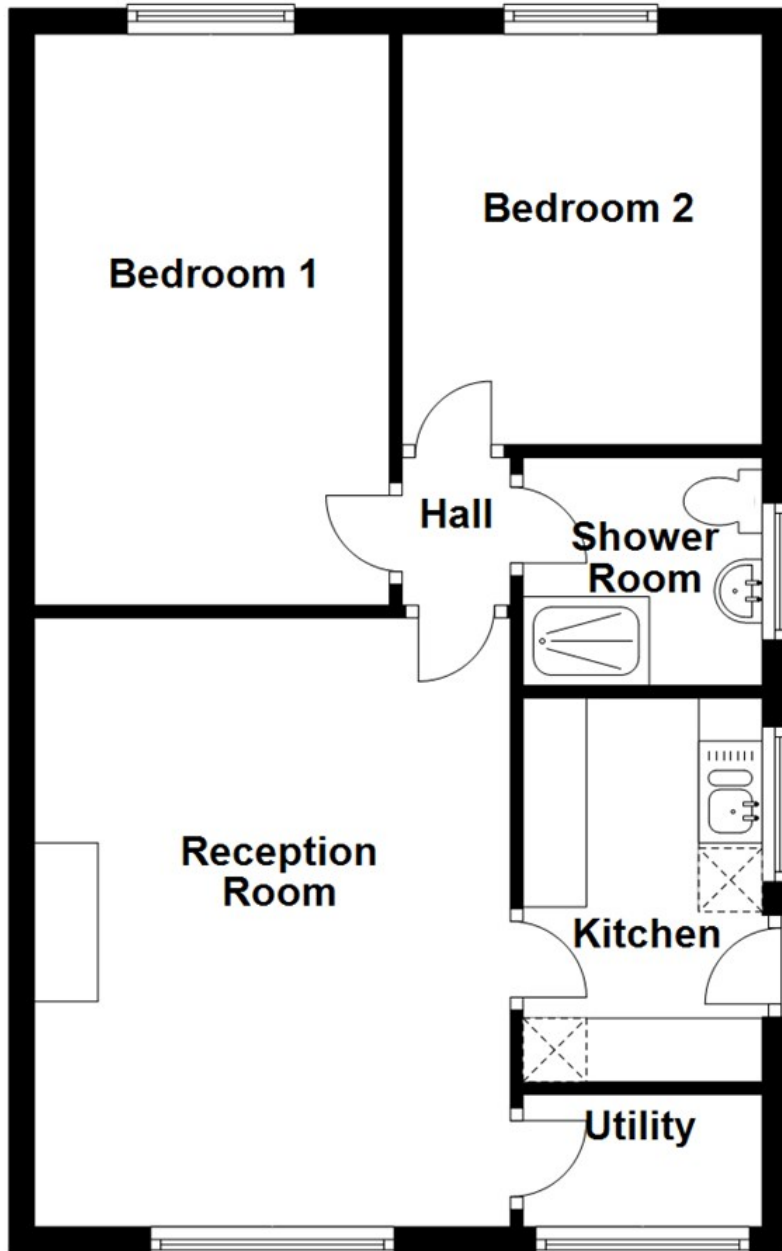
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A. Amount payable in 22/23 is £1,243.44

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

Approx. 53.8 sq. metres (578.7 sq. feet)



Total area: approx. 53.8 sq. metres (578.7 sq. feet)

Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your first left onto Cheltenham Way. Number 27 can be found a short way down on your left-hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

