



CHOICE PROPERTIES

Estate Agents

1 Byron Road,

Mablethorpe, LN12 1HZ

Reduced To £170,000



Choice Properties are delighted to offer for sale this well maintained two bedroom semi detached bungalow located only a short walk from the beach. Additionally offered with no onward chain, early viewing is advised to avoid missing out!

The abundantly light and bright accommodation comprises:

Hall

11'10" x 5'9"

Front uPVC entrance door. Storage cupboards.

Reception Room

13'6" x 10'4"

Light and airy reception room with TV aerial point and telephone point.

Kitchen

13'6" x 7'5"

Fitted with wall and base units with work surfaces over. Cooker point with extractor hood over. Space for freestanding fridge. Plumbing for a washing machine. Resin sink unit and drainer with mixer taps.

Bedroom 1

9'10" x 9'10"

Double bedroom.

Bedroom 2

8'5" x 9'10"

Double bedroom.

Bathroom

6'6" x 5'9"

Fitted with three piece bathroom suite comprising panelled bath with shower over, dual flush wc and wash hand basin set in vanity unit. Part tiled walls.

Driveway

Providing off street parking.

Garden

To the side of the property is a lawned garden which leads around to the back of the property where there is a further lawned garden and useful timber shed.

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm. Saturday: 9am - 3pm.

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,

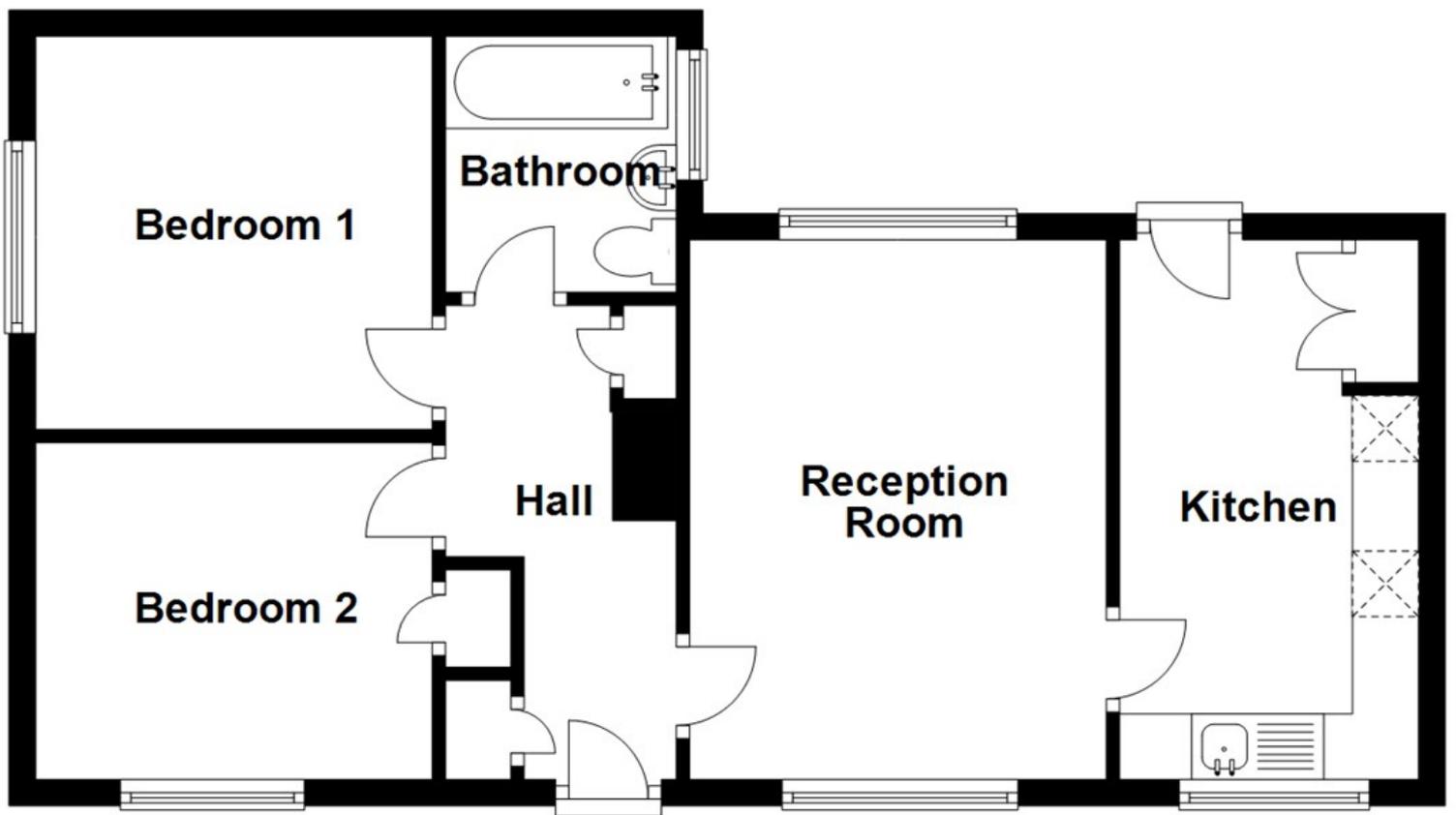
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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



Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and then first right into Wellington Road. Follow Wellington Road to the junction at the end of the road. You will find the property opposite the junction.

