



CHOICE PROPERTIES

Estate Agents

Poppy Cottage, 17 Admiralty Road,
Mablethorpe, LN12 2AA

Reduced To £130,000



Choice Properties are delighted to bring to the market this stylish one bedroom cottage which would be an ideal first time buy or investment property. This well maintained cottage is located only moments from the beach and early viewing is advised.

The abundantly light and bright accommodation is maintained immaculately and comprises:

Entrance Porch

3'1" x 3'2"

With a uPVC front entrance door leading into the entrance porch and a door leading to:

Reception Room/Kitchen

24'11" x 8'11"

Fitted with a modern range of wall and base units with worktops over, one bowl resin sink unit with drainer and mixer taps, integral cooker, four ring electric hob with extractor over, space for fridge/freezer, plumbing for a washing machine, tiled walls. Wall mounted Ideal combination boiler.

Conservatory

11'10" x 6'5"

Polycarbonate roof, windows to all aspects, double opening French patio doors into rear courtyard.

Bedroom

14'11" x 8'11"

Double bedroom, TV Ariel point, loft access - partially boarded.

Shower Room

3'4" x 5'11"

Fitted with a modern three piece suite comprising walk in shower with mains shower over, wash hand basin with mixer taps, close coupled wc, underfloor heating, tiled walls.

Driveway

Gravelled driveway providing off road parking.

Exterior

The property is approached via a paved driveway shared with the neighbouring property. To the side of the property is a privately enclosed courtyard garden laid with artificial lawn and gravel with fencing to the boundaries. A timber gate provides access to the front of the property,

Tenure

Freehold.

Viewing Arrangements

Viewing 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

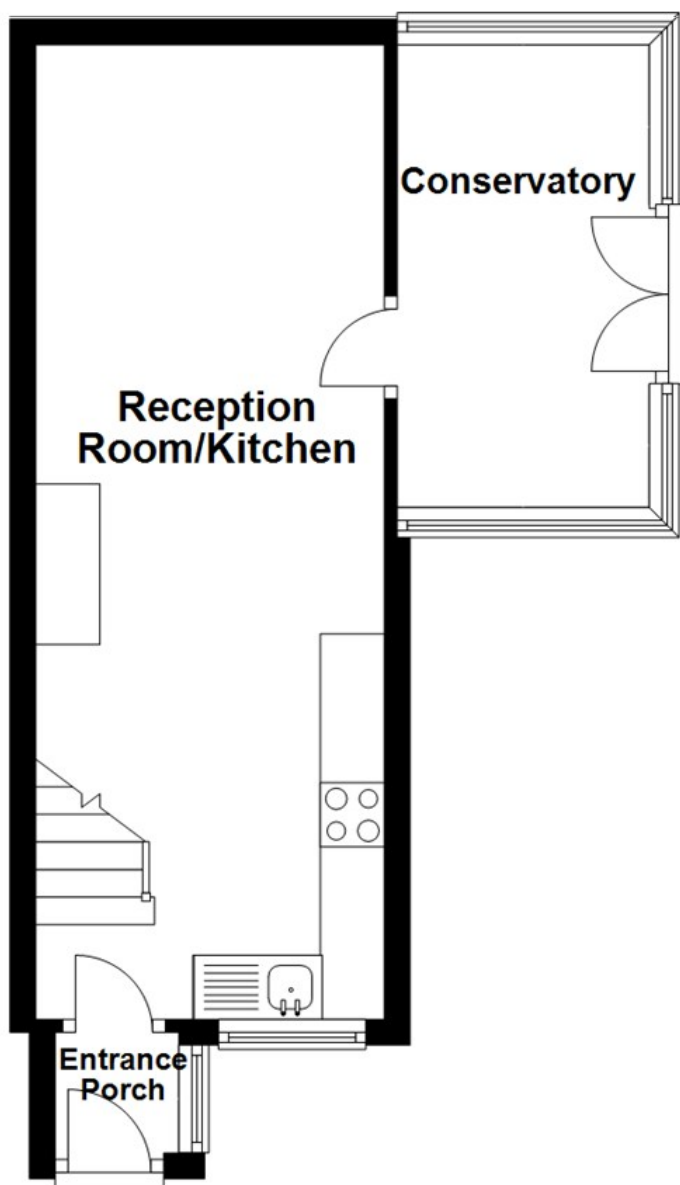
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

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.



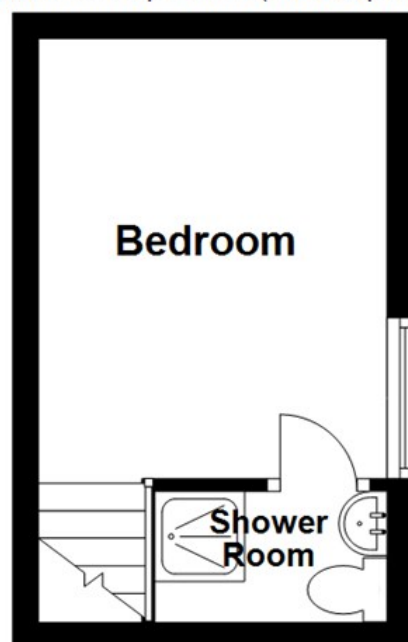
Ground Floor

Approx. 28.1 sq. metres (302.2 sq. feet)



First Floor

Approx. 12.4 sq. metres (133.0 sq. feet)



Total area: approx. 40.4 sq. metres (435.2 sq. feet)

Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, take your first right onto Admiralty Road and number 17 is located just over three quarters of the way along on your left hand side set back from the road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			62
(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	

