



CHOICE PROPERTIES

Estate Agents

2 Byron Close,
Mablethorpe, LN12 1LF

Price £155,000



Choice Properties are delighted to present this two bedroom semi-detached dormer bungalow, occupying a pleasant position just minutes from the local amenities and golden sandy beaches of Mablethorpe. Further benefitting from low maintenance gardens to the front and rear as well as off road parking, early viewing is advised.

Benefitting from gas central heating and uPVC double glazing, the property comprises:

For Sale Via Choice Properties powered by Rocket Auctions.

Auction end date and time: Wednesday 19th June 2024 at 2pm

Entrance Porch

3'5" x 5'11"

uPVC entrance door. Polycarbonate roof.

Reception Room

11'6" x 17'3"

Light and airy reception room. Gas fire set in feature surround. Wall mounted thermostat controls. Staircase to the first floor landing. Under stairs storage cupboard. TV point. Telephone point.

Kitchen

10'3" x 8'6"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, plumbing for a washing machine, integral 'Hotpoint' oven and four ring hob with extractor over. Part tiled walls. Space for freestanding fridge/freezer. Wall mounted 'Ideal' gas boiler. Wall mounted consumer unit.

Conservatory

7'8" x 13'4"

With polycarbonate roof and uPVC door to the garden.

Bedroom 2

10'3" x 8'5"

Double bedroom.

Landing

Storage Cupboard. Loft access.

Bedroom 1

13'7" x 10'6"

Spacious double bedroom.

Bathroom

5'4" x 6'5"

Fitted with white three piece bathroom suite comprising panelled bath with taps and shower head over, hand wash basin set in vanity unit and dual flush wc. Tiled flooring and walls.

Driveway

Providing off road parking.

Garden

The property further benefits from low maintenance gardens to the front and rear. The rear garden is privately enclosed with timber fencing to the boundaries.

Tenure

Freehold.

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.

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.

Auction Details

The auction will be exclusively available online via Rocket Auctions website;

<https://www.rocketauctions.co.uk> including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'properties' tab. A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

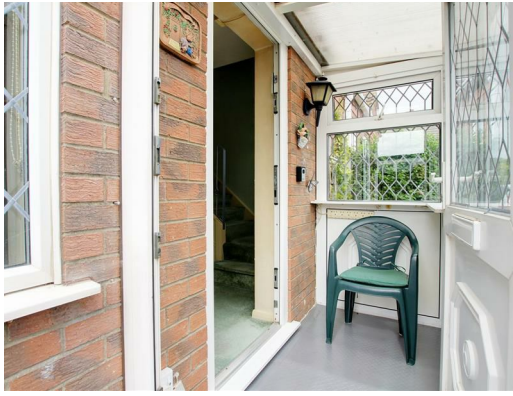
No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Rocket Auctions and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

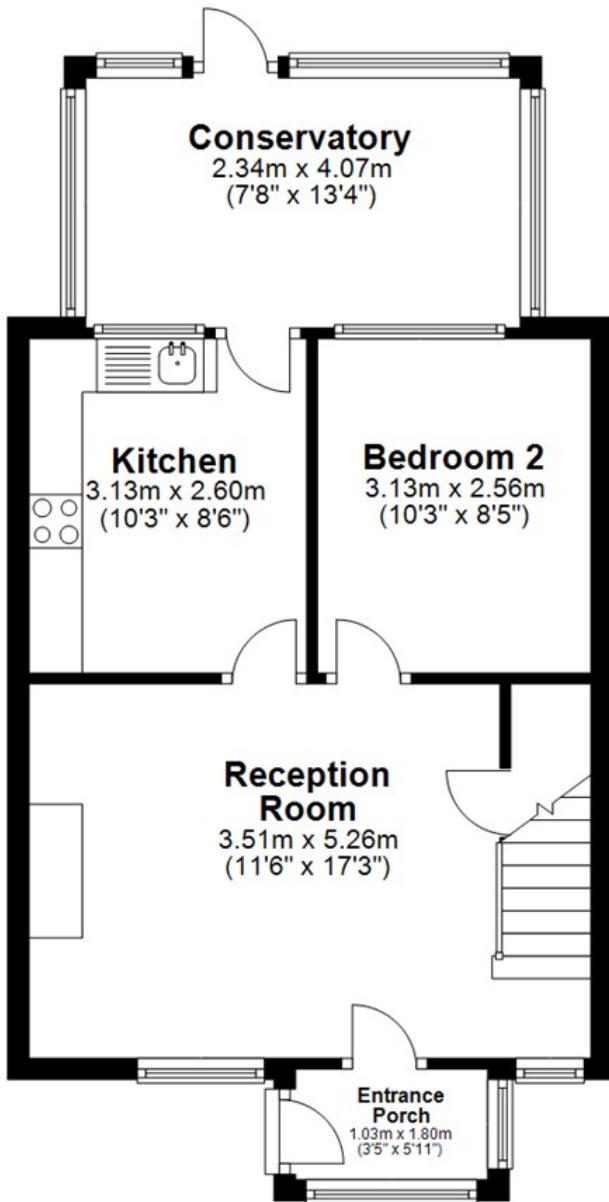
Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

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.

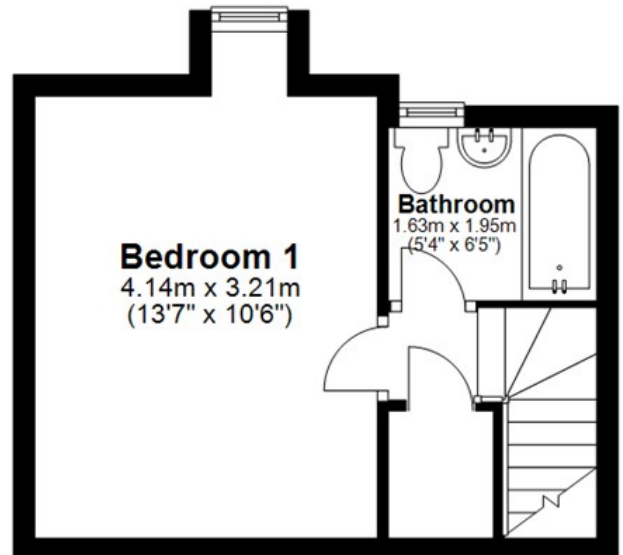




Ground Floor



First Floor



Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road which then leads onto Byron Close, number 2 is on your left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			66
(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	

