



CHOICE PROPERTIES

Estate Agents

1 Victoria Road,
Mablethorpe, LN12 2AF

Price £180,000



Choice Properties are delighted to bring to the market an exceptionally large shop unit with forecourt plus a two bedroom flat above with courtyard. The property is located in an ideal position at the top of the high street and moments from the beach. More details to follow.

The spacious accommodation comprises:

Front

Forecourt providing parking spaces.

Outside

Courtyard to the rear which belongs to the flat.

Shop

Front Shop

31'2" x 17'5"

Spacious front shop with dual aspect windows, tiled flooring, inset spot lights to the ceiling, feature opening into:-

Middle Shop Area

30'3" x 13'4"

Bar area, built in storage cupboard housing the water meters and stopcock, tiled flooring, inset spotlights to the ceiling.

Kitchen Area

7'5" x 5'11"

Fitted with wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, breakfast bar area, partly tiled walls, tiled flooring, extractor fan.

Rear Hallway

11'11" x 3'9"

Fire exit to alleyway, tiled flooring.

WC

7'5" x 3'0"

Fitted with a two piece suite comprising dual flush w.c., wash hand basin with single taps, tiled splash backs, extractor fan.

WC (2)

7'3" x 4'11"

Fitted with a two piece suite comprising w.c., wash hand basin with mixer taps, extractor fan.

WC (3)

6'0" x 4'11"

Fitted with a three piece suite comprising dual flush w.c., wash hand basin with single taps, urinal, tiled walls, extractor fan.

Flat

Kitchen

9'9" x 14'1"

uPVC door leading into the kitchen. Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, plumbing for a washing machine, space for a freestanding electric cooker, space for a freestanding fridge/freezer, space for a chest freezer, loft access, laminate flooring and part tiling to the walls.

Utility Area

5'6" x 4'0"

Space for a freestanding chest freezer, laminate flooring and a door to:

Reception Room

13'9" x 12'3"

Light and airt reception room benefiting from an angled bay window to front aspect and fitted with a TV aerial, telephone point and a cupboard housing the wall mounted consumer unit.

Hallway

17'0" x 5'11"

Doors to:

Bedroom 1

13'10" x 12'3"

Spacious double bedroom.

Bedroom 2

10'7" x 5'11"

Bathroom

9'7" x 9'9"

Fitted with a four piece suite comprising a panelled bath tub with single hot and cold taps, shower cubicle with electric 'Triton Enrich' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button. The bathroom also features a cupboard housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

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,

Tedder Hall,

Manby Park,

Louth,

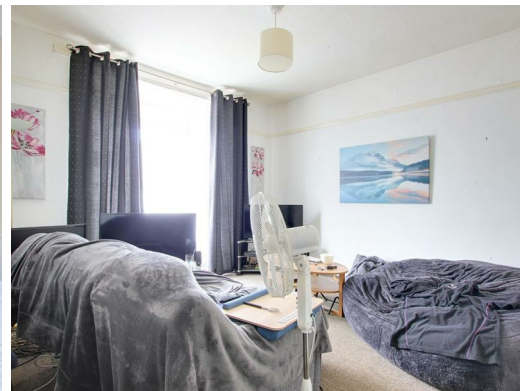
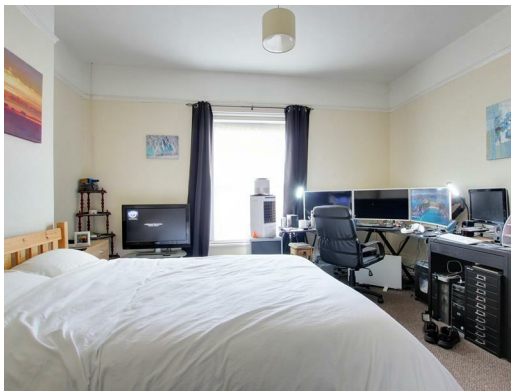
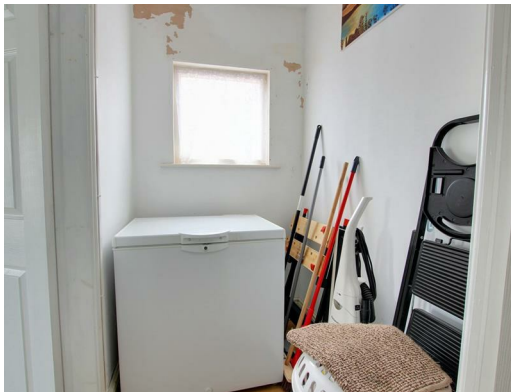
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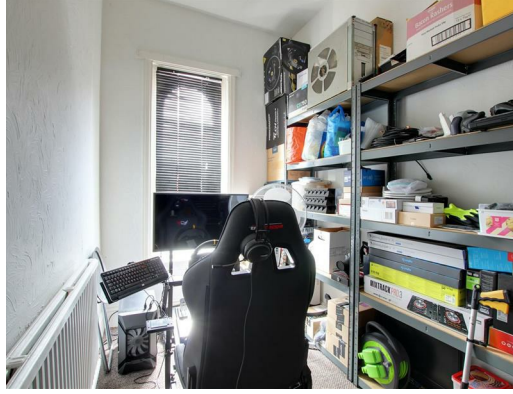
Tel. No. 01507 601 111

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

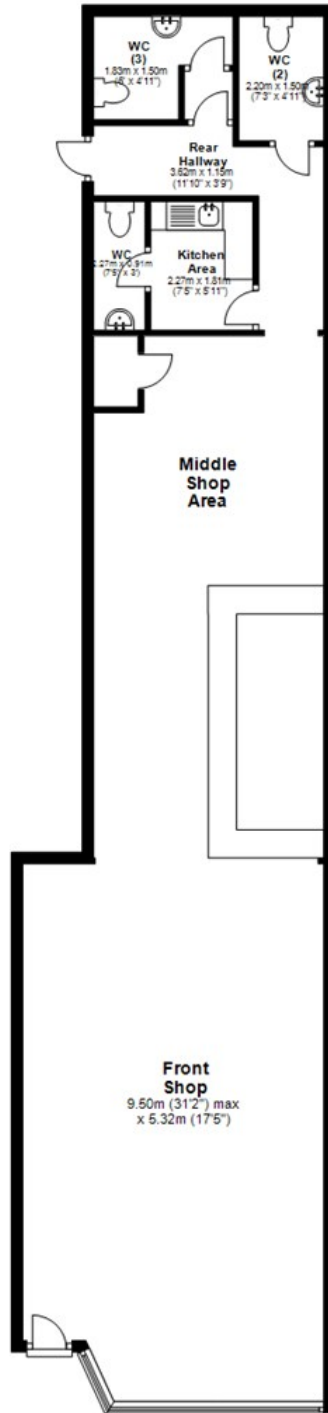
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 109.9 sq. metres (1182.8 sq. feet)



Total area: approx. 109.9 sq. metres (1182.8 sq. feet)

Directions

From our Mablethorpe office turn right and number 1 Victoria Road can be found on the 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	

