



CHOICE PROPERTIES

Estate Agents

109 George Street,
Mablethorpe, LN12 2BS

Reduced To £139,950



It is a pleasure for Choice Properties to bring to the market this two bedroom detached bungalow which is located in an ideal position only a short walk from the beach and town centre and is additionally offered with no upper chain.

The well laid out accommodation comprises:

Kitchen

7'5" x 9'5"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with mixer tap, integrated gas oven and four ring gas hob, space for a dishwasher, plumbing for a washing machine, space for a freestanding fridge/freezer, tiled walls, loft access and the kitchen also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

Hallway

6'10" x 3'4"

Doors to:

Reception Room

13'8" x 9'5"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a TV aerial and telephone point.

Bedroom 1

8'6" x 9'1"

Spacious double bedroom with a bow window to front aspect.

Bathroom

6'10" x 5'5"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower over, hand wash basin; built into vanity and WC with dual flush button, tiled walls.

Conservatory

13'9" x 5'7"

Fitted with double aspect windows, double opening 'French' doors to the garden and a polycarbonate roof. Door to:

Bedroom 2

10'3" x 9'5"

Spacious double bedroom.

Garden

Paved and gravelled for ease of maintenance.

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,

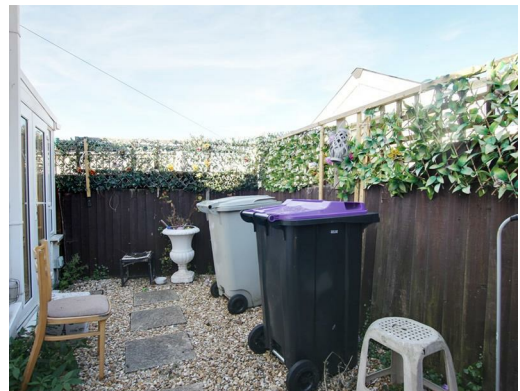
LN9 6PH

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.

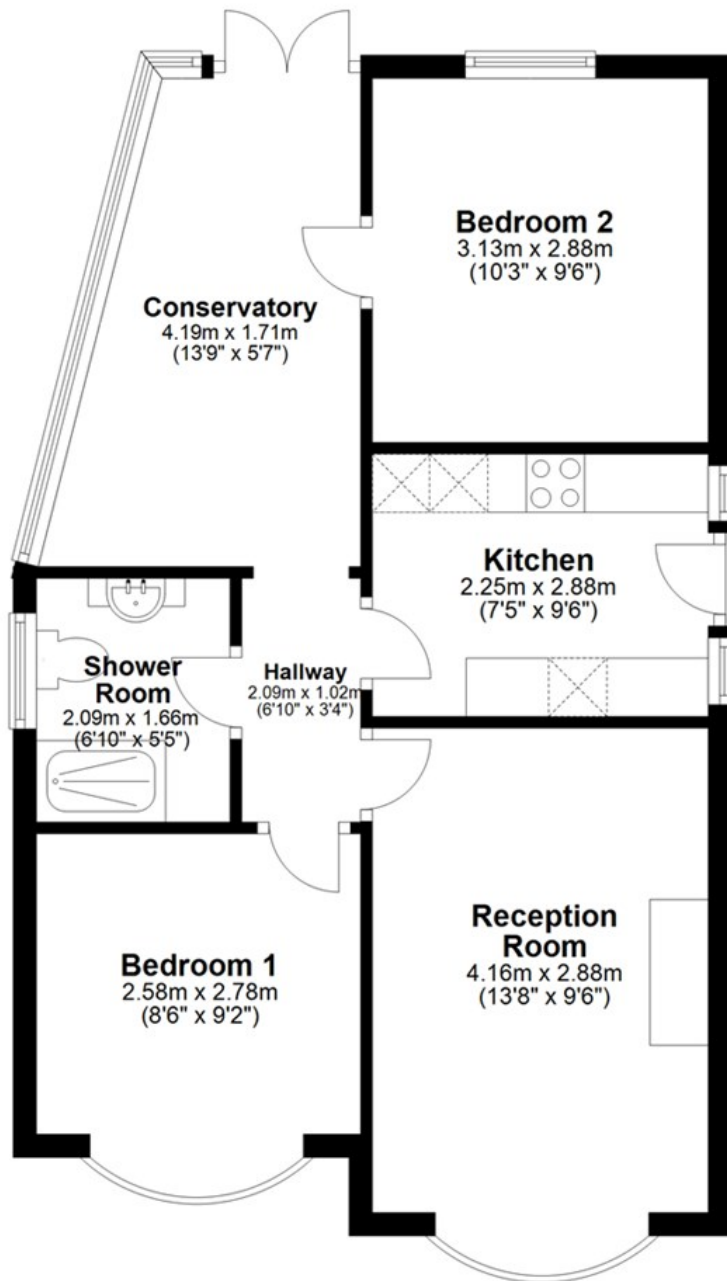
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 52.4 sq. metres (564.5 sq. feet)



Total area: approx. 52.4 sq. metres (564.5 sq. feet)

Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your first left into George Street and number 109 is located towards the end of the road 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	

