



# CHOICE PROPERTIES

## *Estate Agents*

1 Victoria Terrace High Street,  
Mablethorpe, LN12 1EH

Reduced To £169,950



It is a pleasure for Choice Properties to bring to the market this remarkably spacious four bedroom (one en suite) end of terrace house which offers a new owner huge potential to renovate throughout. This property retains many period features and is located in an ideal position only moments from the town centre and beach.

The well laid out and generously proportioned accommodation comprises:

### **Hallway**

12'6" x 5'11"

With front entrance door, staircase to the first floor.

### **Kitchen**

16'1" x 9'4"

Fitted with a range of wall and base units with worksurfaces over, cooker point, space for fridge/freezer, plumbing for a washing machine, one and half bowl stainless steel sink unit, partly tiled walls.

### **Reception room**

15'2" x 13'4"

Featured bay window to the front aspect, feature fireplace, timber double opening doors leading to:-

### **Dining room**

12'4" x 9'0"

Feature fireplace set into original tiled surround, built in storage cupboards, TV Aerial point.

### **Sun room**

19'0" x 12'6"

Spacious sun room with dual aspect windows, polycarbonate roof, French double opening doors to the side aspect and single pedestrian door to the side aspect, double opening timber doors leading into the kitchen.

### **Utility room/Sitting room**

15'6" x 15'2"

Multi-purpose room featuring base units with worksurfaces over, plumbing for a washing machine. Potential to create into a bedroom with en-suite shower room.

### **Landing**

8'2" x 5'9"

Doors to bedrooms.

### **Bedroom 1**

12'5" x 17'3"

Remarkably spacious bedroom, original feature fireplace.

### **Bedroom 2**

12'4" x 10'10"

Spacious double bedroom, original feature fireplace.

### **Bedroom 3**

16'2" x 9'4"

Spacious double bedroom.

### **Bathroom**

7'6" x 7'5"

Fitted with a three piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, w.c., featured panelling.

### **Shower room**

5'9" x 11'0"

Fitted with a three piece suite comprising walk in shower with electric shower over, wash hand basin with single taps, w.c., tiling and mermaid board to the splash backs.

### **Driveway**

Paved driveway providing off road parking.

### **Garden**

To the rear of the garden is a generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden features an abundance of plants, trees and shrubbery throughout. There is also a paved patio seating area which is ideal for soaking up the sunshine or outdoor entertaining.

### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

### **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](http://www.e-lindsey.gov.uk)

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

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.











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1715.34 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and carry on along this road, 1 Victoria Terrace can be found towards the end of the High Street on your left hand side .(Just before the turning for Parklands).

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		78	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	41		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

