



CHOICE PROPERTIES

Estate Agents

27 Alexandra Road,
Mablethorpe, LN12 1BJ

Price £185,000



Choice Properties are delighted to bring to the market this three bedroom semi detached house, perfectly positioned, just a short distance from the town centre and Mablethorpe's award winning beaches. The property further benefits from two reception rooms, workshop and store and has a privately enclosed garden to the rear. Early viewing is advised!

The abundantly light accommodation comprises:-

Hallway

9'4" x 5'9"

Staircase to the first floor.

Reception room

13'5" x 10'0"

Feature fireplace set into bricked surround, abundantly light reception room, TV Aerial point.

Kitchen

13'5" x 7'10"

Fitted with a range of wall and base units with worksurfaces over, integral cooker, four ring gas hob, wall mounted boiler, two bowl stainless steel sink unit with mixer tap, space for fridge/freezer, plumbing for a washing machine, tiled flooring.

Dining room

8'11" x 12'1"

Ample room for a dining table, telephone point.

Landing

8'5" x 6'3"

With loft access.

Bedroom 1

11'5" x 9'11"

Double bedroom.

Bedroom 2

11'1" x 9'3"

Double bedroom.

Bedroom 3

8'0" x 8'8"

Single bedroom/Ideal office room.

Bathroom

5'9" x 5'9"

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

Garden

To the rear of property you will find a privately enclosed garden with an abundance of established plants, trees and shrubbery throughout. The garden is privately enclosed with timber fencing and hedging to the borders. There is also a raised patio seating area, ideal for relaxing in the sunshine or outdoor dining, with laid to lawn to the very bottom. A gate to the side provides access to the front.

Workshop

With pedestrian door to the side aspect and up and over door to the front.

Store room

Brick built. With pedestrian access door.

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

Viewing by Appointment through 01507 472016

Opening Hours

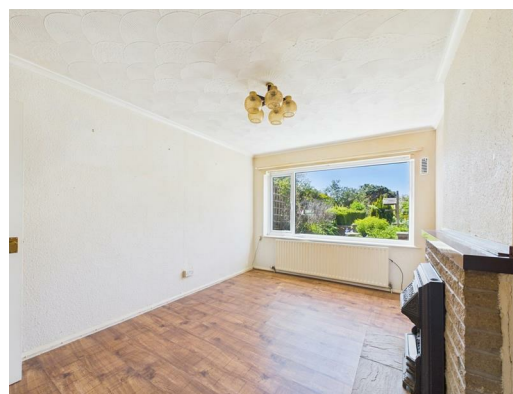
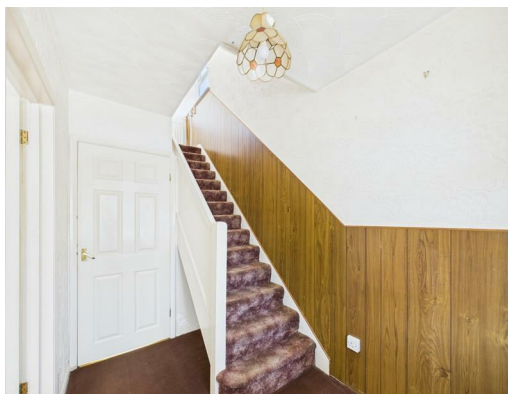
Mon-Fri 9am-5pm
Saturday 9am-3pm.

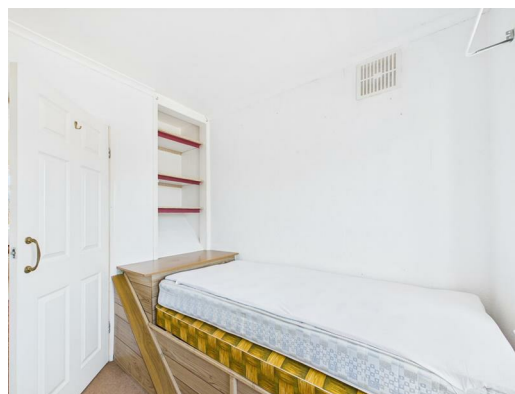
Making an Offer

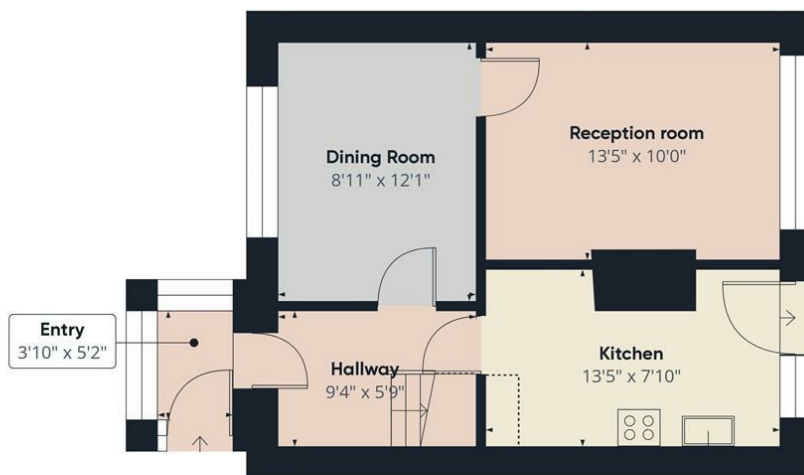
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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⁽¹⁾
806.53 ft²

Reduced headroom
12.97 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

From our Mablethorpe office head North to the traffic lights then turn left onto the High Street. Alexandra Road is the fourth on your right and number 27 can be found on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	70		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

