



# CHOICE PROPERTIES

## *Estate Agents*

53, 53a & 53b Victoria Road,  
Mablethorpe, LN12 2AF

Reduced To £165,000



**REDUCED BY MOTIVATED SELLER FOR A QUICK SALE**  
.Choice Properties are excited to bring to the market this shop with two separate self contained flats. The property offers potential throughout, being situated in a central high street position, further offer with a spacious garden to the rear and no onward chain.

Featuring a shop front and two flats the property offers any prospective buyer potential and the accommodation comprises:-

### **Shop**

22'06" x 15'06"

This versatile space is currently set out and has been previously used as a hair salon with an 'Xpeliar' extractor fan and the wall mounted fuse box. The shop front further benefits from electric radiators.

### **Kitchen Area**

8'03" x 15'04"

Fitted with wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps and the kitchen area further houses the wall mounted 'Main Medway Super' condensing boiler.

### **Lobby**

3'02" x 4'11"

With tiled flooring, a uPVC door to the outside and doors to:

### **WC**

2'06" x 5'00"

Fitted with a WC with dual flush button, hand wash basin with mixer tap, tiled flooring, tiled walls and an 'Xpeliar' extractor fan.

## **53b Victoria Road**

### **Kitchen**

8'02" x 9'11"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring 'Indesit' induction hob with stainless steel extractor hood over, integrated 'Indesit' electric oven, integrated fridge/freezer, breakfast bar area, tiled flooring and partly tiled walls.

### **Studio Reception Room/Bedroom**

9'06" x 9'10"

With laminate flooring, two fitted single wardrobe, TV aerial and the studio space also houses the wall mounted consumer unit.

### **Bathroom**

6'01" x 4'03"

Fitted with a panelled bath with mixer tap and shower attachment with electric 'Triton Enrich' shower over, pedestal hand wash basin with mixer tap, an 'Xpeliar' extractor fan, tiled flooring and tiled walls.

### **WC**

2'11" x 3'09"

Fitted with a WC with dual flush button, hand wash basin with single hot and cold taps, tiled walls and tiled flooring.

## **53a Victoria Road**

### **Balcony**

9'07" x 11'11"

Staircase up to the railed balcony with a uPVC front door in to the:

### **Kitchen**

9'09" x 9'11"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated 'Indesit' electric oven, space and plumbing for a washing machine, space for an under-counter fridge/freezer, partly tiled walls and a cupboard housing the hot water cylinder.



### **Hallway**

16'01" x 3'00"

With doors to:

### **Reception Room**

12'00" x 14'10"

Generously sized reception room benefiting from an angled bay window to front aspect and fitted with an electric feature fireplace with wooden mantle and a TV aerial.

### **Bedroom 1**

7'08" x 12'05"

Double bedroom with a fitted triple wardrobe.

### **Bedroom 2**

7'07" x 12'01"

Double bedroom with a fitted double wardrobe and access to the loft.

### **Bathroom**

5'10" x 6'04"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled walls.

### **Garden**

To the rear of the property you will find a sizeable garden which is mainly laid to lawn with timber fencing and well established hedging to the boundaries.

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties Mablethorpe, Tel - 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**

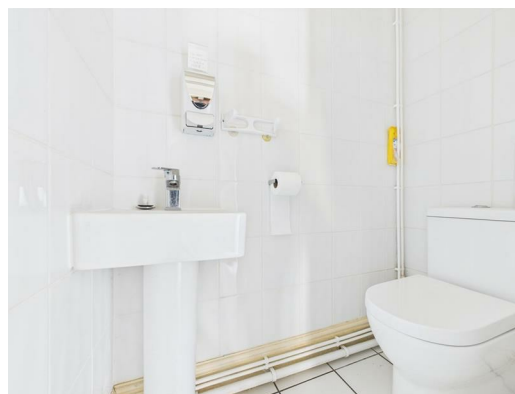
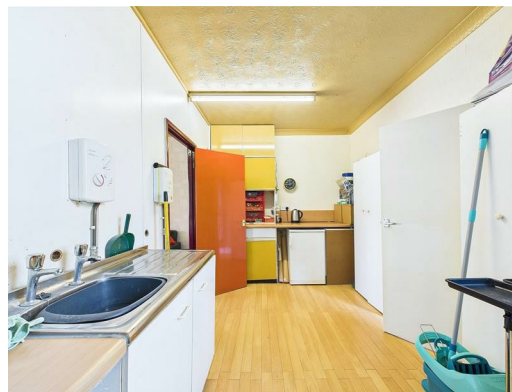
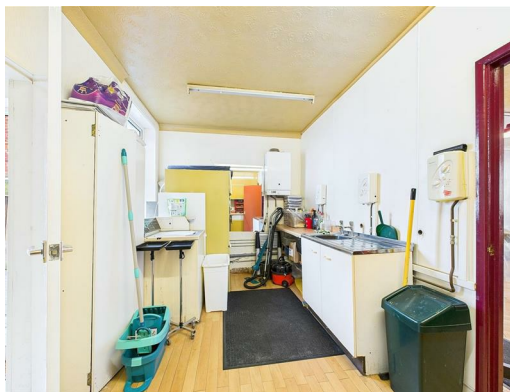
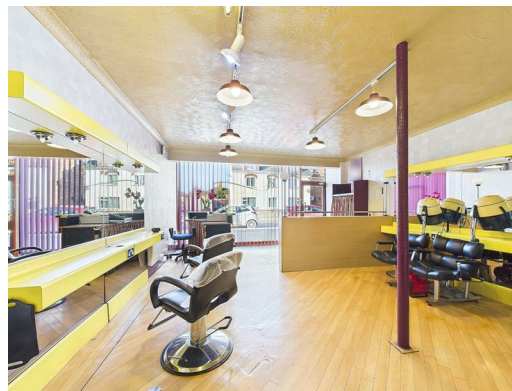
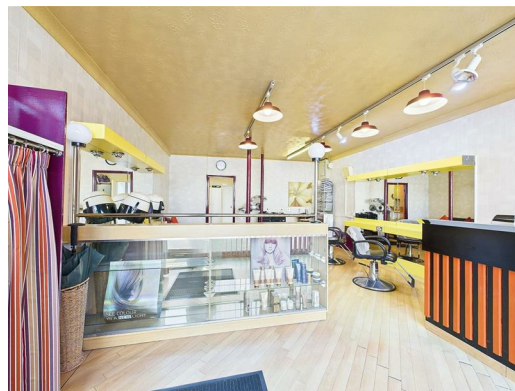
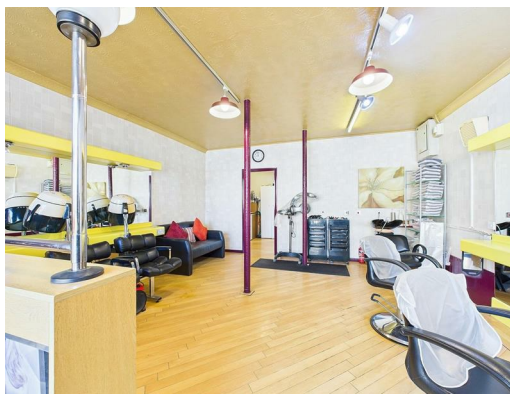
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

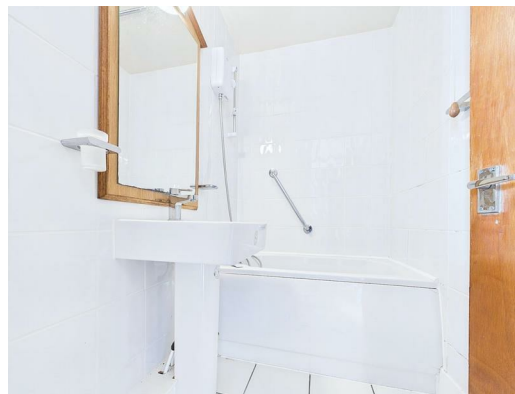
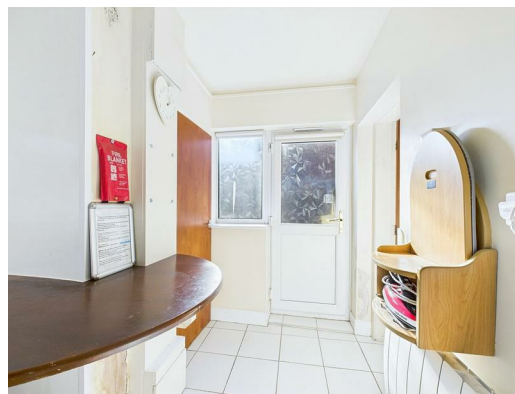
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

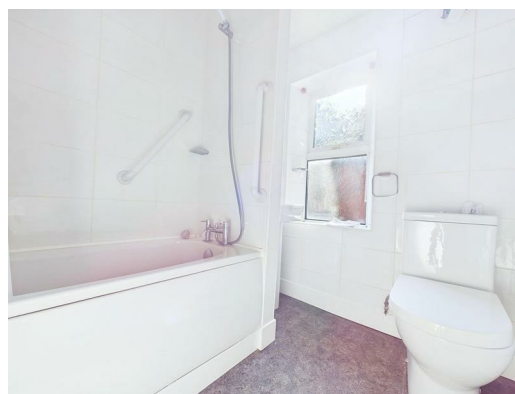
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.













Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1300.93 ft<sup>2</sup>

**Balconies and terraces**

114.64 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.

**GIRAFFE360**

# Directions

From our Mablethorpe office head south along Victoria Road, Number 53 can be found a short way along on your left hand side.

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-60) D			(55-60) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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