



CHOICE PROPERTIES

Estate Agents

19 Somersby Avenue,
Mablethorpe, LN12 1HN

Reduced To £139,950



Choice Properties are delighted to present this three bedroom terraced home, ideally located just moments from award-winning sandy beaches and a short walk from the vibrant town centre. Offering a surprisingly large garden and huge potential to modernise throughout, this charming property is bursting with opportunity. Whether you're looking to invest, renovate, or create your perfect coastal escape, this home provides the ideal canvas in a sought-after seaside location.

The well laid out accomodation comprises:-

Hallway

3'3" x 5'6"

Enter via uPVC double glazed door to the front aspect, staircase to the first floor.

Reception room

17'10" x 11'10"

Spacious reception room with dual aspect uPVC double glazed windows, TV Aerial point, telephone point.

Kitchen

9'10" x 10'4"

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

Utility room

7'7" x 10'00"

Providing ample storage space, wall mounted consumer unit, pedestrian doors leading to both gardens.

Landing

2'8" x 10'0"

With loft access, wall mounted thermostat controls.

Bedroom 1

12'0 x 12'0

Spacious double bedroom with uPVC window to front aspect. Radiator. Power points.

Bedroom 2

9'9" x 11'11"

Spacious double bedroom with uPVC double glazed window.

Bedroom 3

7'11" x 8'11"

Spacious single bedroom with uPVC double glazed window.

Bathroom

5'8" x 5'0"

Fitted with a two piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, uPVC double glazed window.

W.c.

2'8" x 4'11"

With W.c. and separate uPVC double glazed window.

Garden

To the rear of the property you will find a generously sized and privately enclosed garden, with timber fencing to the boundaries. The garden is laid to lawn and features a variety of trees and shrubbery throughout. The front garden is also neatly laid to lawn with dwarf hedging to the borders.

Notes

Wall mounted boiler fitted in March 2024.

Council Tax Band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth,
LN11 8UP
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.

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.

Viewing arrangements

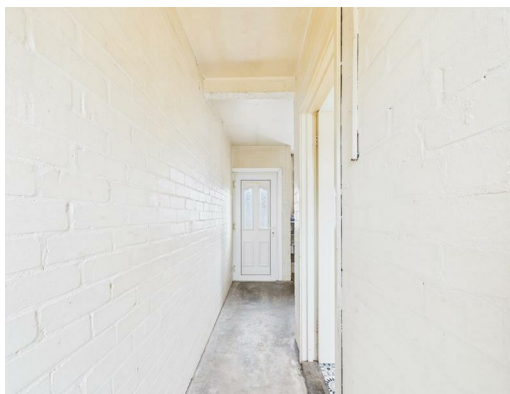
Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

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

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

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⁾
716 ft²
Reduced headroom
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Upon leaving our Mablethorpe office head North towards the traffic lights and turn left onto the High Street, then take your 1st right onto Wellington Road. Take your 3rd right into Queensway and Somersby Avenue is your first turning on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			71
(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	

