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Victoria Road, Mablethorpe



When it comes to
property it must be


lovelle



Guide price £220,000

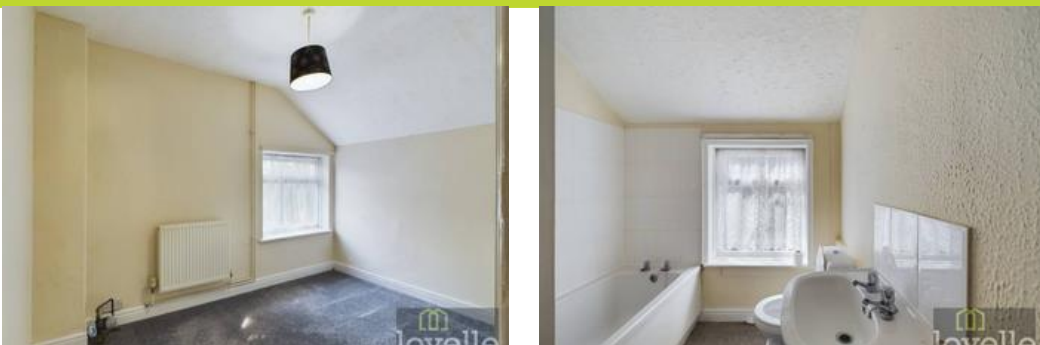


Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000. Lovelles are pleased to bring to the market this TWO bedroom flat plus a shop unit on the ground floor. Both properties are located close to town and the beach. An Ideal INVESTMENT OPPOTUNITY! Don't miss out arrange your viewing today!

Key Features

- Immediate "Exchange of Contracts"
- Family Bathroom
- Sold Through "Secure" Terms and Conditions
- Dining Area (Potential Bed Three)
- First Floor Flat and Commercial Premisses Under
- Fitted Kitchen
- EPC rating D
- Tenure: Freehold





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Lovelles are pleased to bring to the market this TWO bedroom flat plus a shop unit on the ground floor. Both properties are located close to town and the beach. The TWO bedroom flat comprises of Entrance Hall, Lounge, Kitchen, TWO Bedrooms and Bathroom. The Ground floor shop unit comprises of Shop, Reception Room, Kitchen, and WC. An Ideal INVESTMENT OPPOTUNITY! Don't miss out arrange your viewing today!

First Floor Flat

Entrance

Entering via a wrought iron stair case to the flat itself with a half glazed Upvc door to the side elevation into the inner hall.

Inner Hall

Having a ceiling light, and radiator, wall mounted gas boiler, leading into the dining room, a single step down leads to a further hallway giving access to the bedrooms and bathroom.

Kitchen

2.88m x 3.25m (9'5" x 10'8")

Having an open window space looking to the entry door, opening to the dining room and lounge area, having a range of fitted units with space and plumbing for washing machine, space for fridge freezer, space for cooker, ceiling light, single drainer sink.

Lounge

3.96m x 5.12m (13'0" x 16'10")

Having two Upvc windows to the front elevation, being a light and bright airy room, ceiling light and electric sockets.

Dining Area

3.93m x 1.72m (12'11" x 5'7")

this is set just off the inner hall and the kitchen would make an ideal dining room or potentially a third bedroom with a little bit of imagination.

Bedroom One

2.44m x 3.30m (8'0" x 10'10")

Window to rear elevation, power points, radiator and ceiling light.

Bedroom Two

2.81m x 2.33m (9'2" x 7'7")

Window to side elevation, power points, ceiling light and radiator.

Bathroom

1.89m x 1.63m (6'2" x 5'4")

Obscure window to side elevation, a three piece suite comprising of bath, pedestal wash hand basin, WC, radiator, partly tiled walls and built in cupboard.

Ground Floor Premises

0.00m x 0.00m (0'0" x 0'0")

Shop Entrance

11.34m x 4.52m (37'2" x 14'10")

Upvc door and windows to front elevation, consumer unit, ceiling light, power points and door leading into;

Back Reception

4.70m x 3.19m (15'5" x 10'6")

Power points, ceiling light, fire exit and door into;

Kitchen

2.08m x 2.18m (6'10" x 7'2")

Base units with stainless steel sink unit with drainer, ceiling light

WC

2.08m x 0.96m (6'10" x 3'1")

Obscure window to rear elevation, WC, pedestal wash hand basin, ceiling light and handle rail.

Location

Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

Directions

From our office the property is located on the left hand side next door to our office.

Services

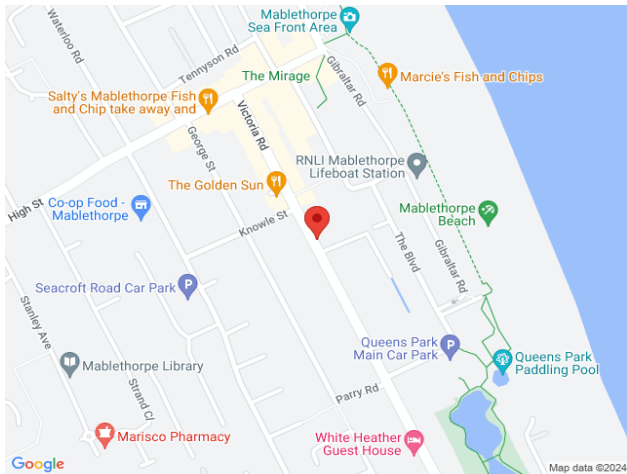
The property has mains gas central heating, water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services. The property is placed in Tax Band A. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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