

Buy. Sell. Rent. Let.



George Street, Mablethorpe



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When it comes to
property it must be


lovelle



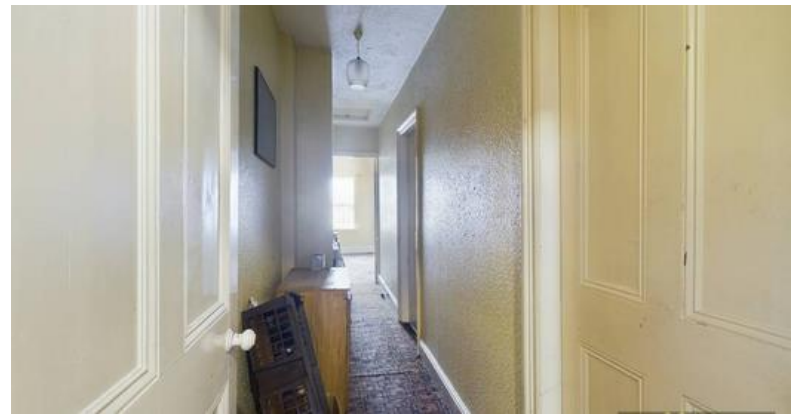
£159,950



Calling All Investors we have the property for you! A Spacious and Deceiving Seven bed , Two Reception Room end of terrace property located a short walk to town and the beach of Mablethorpe. This property is in need of modernising but has masses of potential.

Key Features

- No UPWARD CHAIN
- SEVEN Bedrooms
- End Terrace House
- Rear Garden
- TWO Reception Rooms
- Short Walk To Town And The Beach
- EPC rating U
- Tenure: Freehold





Calling All Investors we have the property for you!

A Spacious and Deceiving Seven bed , Two Reception Room end of terrace property located a short walk to town and the beach of Mablethorpe. This property is in need of modernising but has masses of potential. The property comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility, WC, Seven Bedrooms and Bathroom. With private rear garden.

Entrance Hall

1.72m x 7.34m (5'7" x 24'1")

With doors to all rooms, first floor landing and understairs storage cupboard.

Lounge

3.74m x 3.74m (12'4" x 12'4")

With dual aspect windows to front and side elevation, chimney breast and electric fire set in surround.

Dining Room

3.11m x 4.04m (10'2" x 13'4")

With dual aspect windows to side and rear elevation, chimney breast, electric fire set in surround and electric heater.

Kitchen

2.85m x 6.72m (9'5" x 22'0")

With dual aspect windows to side elevation, fitted with a range of base and wall units with worktop over, built in storage cupboards, one bowl stainless steel sink with drainer, space for fridge freezer, space for cooker, power points, door leading out to rear garden and door leading into;

Utility

1.38m x 1.3m (4'6" x 4'4")

Window to side elevation, cupboards, power points and door into;

WC

1.34m x 1.3m (4'5" x 4'4")

Obscure window to rear elevation, WC and wash hand basin.

First Floor Landing

1.77m x 3.77m (5'10" x 12'5")

Access to all rooms and staircase to second floor.

Bedroom One

3.17m x 4.09m (10'5" x 13'5")

Window to rear elevation, double bedroom, butler style sink.

Bedroom Two

3.16m x 3.74m (10'5" x 12'4")

Window to front elevation, double bedroom.

Bedroom Three

1.77m x 2.78m (5'10" x 9'1")

Window to front elevation, single bedroom.

Bedroom Four

1.71m x 2.36m (5'7" x 7'8")

Window to side elevation.

Bedroom Five

2.85m x 3.12m (9'5" x 10'2")

Window to rear elevation , double bedroom and pedestal wash hand basin.

Family Bathroom

1.73m x 2.42m (5'8" x 7'11")

Obscure window to side elevation, three piece suite comprising of bath, pedestal wash hand basin, WC and tiled splashback.

Second Landing

1.74m x 2.17m (5'8" x 7'1")

With staircase and access to rooms.

Bedroom Six

3.18m x 2.81m (10'5" x 9'2")

Window to side elevation, pedestal wash hand basin.

Bedroom Seven

4.69m x 2.48m (15'5" x 8'1")

Window to side elevation.

Rear Garden

To the rear you will find a private enclosed rear garden with fencing to all perimeters to define the boundary and privacy. The garden at the moment is quite overgrown.

Front

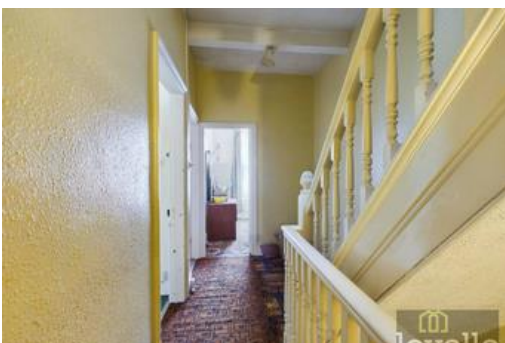
The front of the property is laid to lawn with a concrete pathway leading to the entrance. There is a brick built wall and hedging to the sides to define the boundary.

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 on Victoria Road, Turn Left onto Knowle Street, the Right onto George Street the property is on the left hand side clearly identified by our for sale board.





Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band B .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

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

How to make an offer

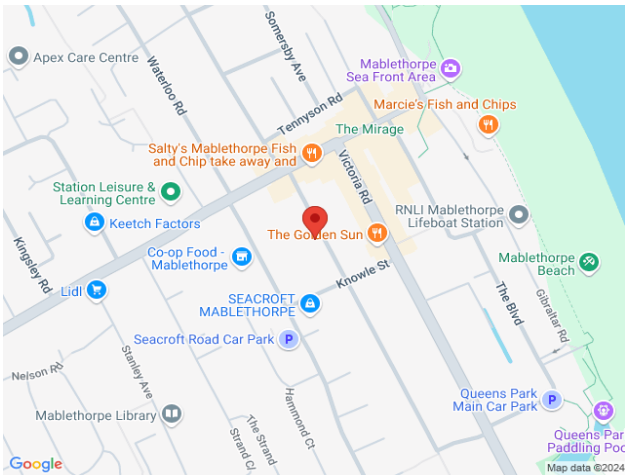
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.



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