

Buy. Sell. Rent. Let.



Ivel Close , Mablethorpe



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When it comes to
property it must be


lovelle



Guide price £165,000



****For sale by Modern Auction with Pattinson Auctions. Guide Price £165,000 Auction Terms and Conditions Apply.**** A TWO bed semi-detached Bungalow which is placed in a Cul-de-sac location of Mablethorpe just a short walk away from our award winning beach. NO ONWARD CHAIN.

Key Features

- Semi Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen
- No Onward Chain
- Garden
- EPC rating C
- Tenure: Freehold



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Hall

0.92m x 4.73m (3'0" x 15'6")

Entered via a Upvc door, doors to all rooms, a double storage cupboard, single storage cupboard housing the combination boiler(central heating and water system), radiator, power points, telephone point and loft access.

Kitchen

2.36m x 3.33m (7'8" x 10'11")

Window to front elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink with drainer, tiled splashbacks, space for freestanding cooker , space for freestanding fridge/ freezer, space and plumbing for washing machine, power points, coving to ceiling and door leading out to side elevation.

Lounge

3.49m x 5.61m (11'6" x 18'5")

With double opening French' doors to the rear elevation onlooking the garden, an electric feature fireplace set in surround, tv point, power point, radiator , space for a dining table and coving to ceiling.

Bedroom One

2.83m x 3.54m (9'4" x 11'7")

Window to rear elevation, double bedroom, built in wardrobes, radiator, power points and coving to ceiling.

Bedroom Two

2.72m x 2.62m (8'11" x 8'7")

Window to front elevation, double bedroom, radiator, power points and coving to ceiling.

Shower Room

1.83m x 1.97m (6'0" x 6'6")

Obscure window to side elevation, a three piece suite comprising of corner shower cubicle, built in vanity hand wash basin and WC, tiled walls, radiator an extractor fan.

Rear Garden

To the rear of the property you will find a privately enclosed garden with fencing to all sides to define the boundary. The garden is laid to lawn with an array of shrubs and bushes there is also a paved seating area.

Front

To the front of the property you will find a lawned garden with pathway leading up to the entrance.

Driveway

Gravelled driveway to the side of the property allowing several vehicles to park . At the top of the driveway you will find a timber garden shed,.

Location

Mablethorpe is a small seaside resort boasting 4 miles of unbroken sandy blue flag beaches. The town has a variety of shops to include Greggs and Boots the majority, however being independent. Supermarkets in Mablethorpe include the Co-op, Lidl, Lord Bros and market takes place every Thursday. There is a primary school and buses that run to Skegness and the market town of Louth.

Directions

From our office on Victoria road Head north-west on Victoria Rd/A52 towards Knowle Street, Turn right onto High Street, High Street turns left and becomes Quebec Road, Turn left onto Golf Road, Turn right onto Ivel Grove, Turn left onto Ivel Close and the property can be found on the left hand side.

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.

Agents Note

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.

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.

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.

Viewings

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.

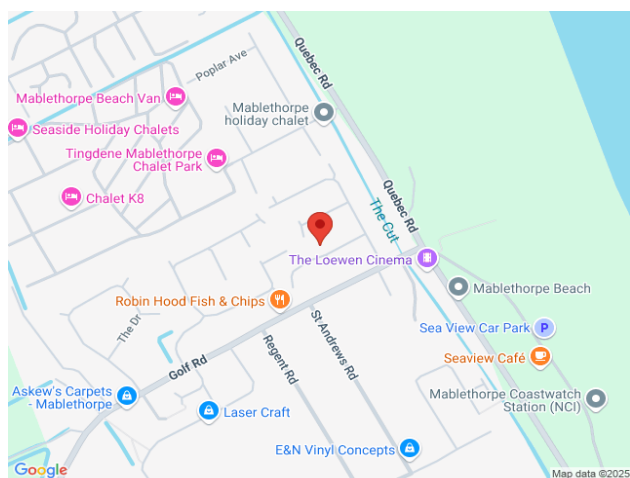
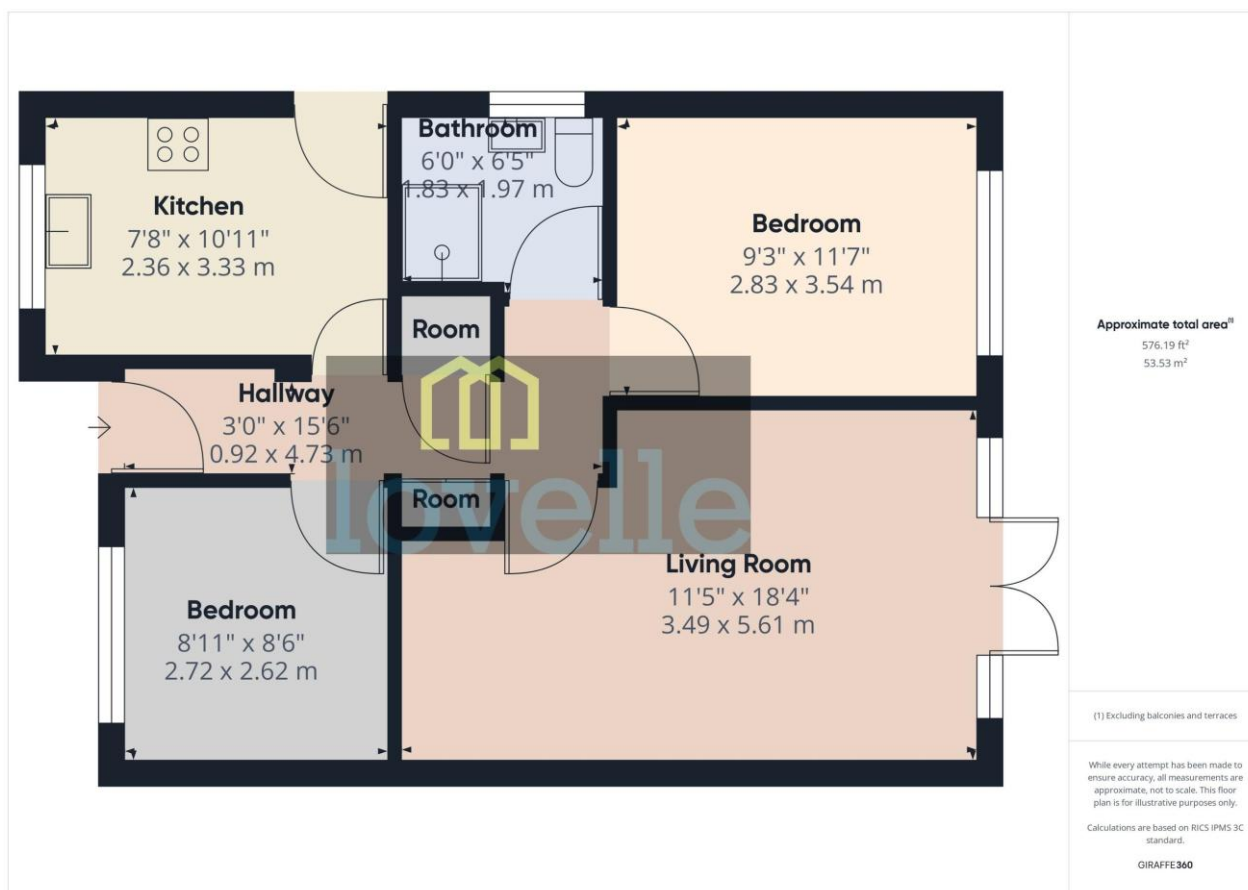
Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either by, 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 Auctioneers or the Marketing Agents website.

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer. 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 submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

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 of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). 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 it necessary or beneficial to the customer to pass your 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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