

Buy. Sell. Rent. Let.



St Andrews Road, Mablethorpe



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When it comes to
property it must be


lovelle



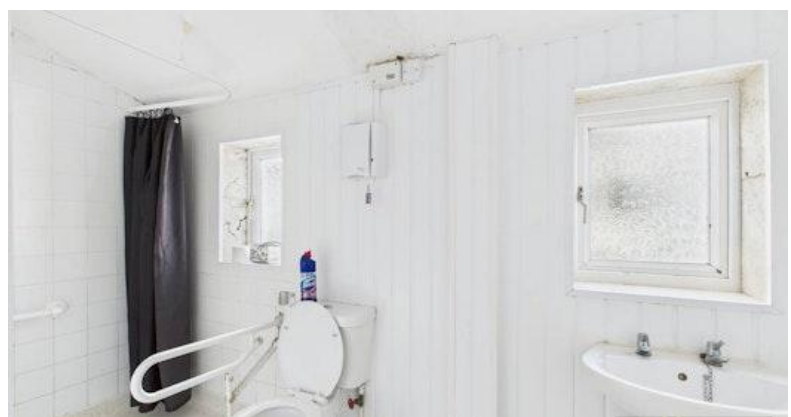
£120,000



Being offered with NO UPPER CHAIN, we bring to market this SEMI-DETACHED three bed dormer bungalow for sale, The property is situated close to the town centre and our BLUE award winning beach. The property does require work/ modernising but offers huge potential! Viewing is essential to see what the property has to offer.

Key Features

- Semi-Detached Dormer Bungalow
- Dining Room
- Ground Floor Bedroom
- Ground Floor Bathroom
- Two First Floor Bedrooms
- Private Driveway
- EPC rating D
- Tenure: Freehold





Being offered with NO UPPER CHAIN, we bring to market this SEMI-DETACHED three bed dormer bungalow for sale, The property is situated close to the town centre and our BLUE award winning beach. The property comprises of an entrance Hall, Lounge, Reception Room, Kitchen, Three Bedrooms and Family Bathroom. With Private Rear Garden and Parking to the front. The property does require work/ modernising but offers huge potential!

Viewing is essential to see what the property has to offer.

Entrance Hall

0.87m x 1.32m (2'11" x 4'4")

Upvc door into, electric fuse box, door into;

Lounge

3.31m x 3.31m (10'11" x 10'11")

Bay window to front elevation, radiator, power points and tv point.

Wet room

4.26m x 1.34m (14'0" x 4'5")

Obscure dual aspect windows to side elevation, a three piece suite comprising of a walk in wet room, pedestal wash hand basin, WC, radiator, partly tiled walls and extractor fan.

Reception Room

6.03m x 1.93m (19'10" x 6'4")

Window to side elevation, staircase leading to first floor, radiator, power points and telephone point.

Bedroom Three

1.62m x 2.8m (5'4" x 9'2")

Window to rear elevation, power points and radiators

Kitchen

2.69m x 2.8m (8'10" x 9'2")

Window to rear elevation, fitted with a range of base and wall units with worktops over, one bowl stainless steel sink with drainer, space and plumbing for automatic washing machine, electric cooker point, power points, part tiled walls, 'Ideal' Gas combination boiler which supplies central heating and hot water and door leading out to rear garden.

Landing

0.77m x 0.75m (2'6" x 2'6")

Doors leading to;

Bedroom One

3.37m x 3.31m (11'1" x 10'11")

Window to side elevation, double bedroom, power points and radiator.

Bedroom Two

5.11m x 3.31m (16'10" x 10'11")

Window to side elevation, double bedroom, power points and radiator.

Rear Garden

To the rear of the property you will find a privately enclosed rear garden with fencing and hedging to define the boundary. The garden is predominantly laid to lawn with a variety of trees, plants and shrubs. There is a concrete patio area and concrete pathway leading to the end of the garden with two timber garden sheds.

Front

The front of the property is low maintenance for ease.

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 Road/A52 towards Knowle Street, Turn left onto High Street/A1104, Turn right onto Wellington Road, Turn right onto Byron Road, Turn left onto St Andrews Road. The property can be found on the left hand side.

Services

The property has mains gas, 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 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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

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.

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.

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.

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.

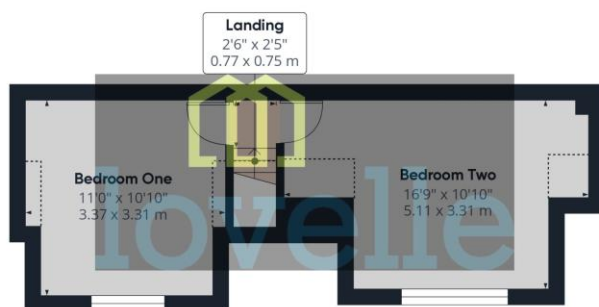
Energy Performance Certificate

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

791.57 ft²
73.54 m²

Reduced headroom

25.35 ft²
2.36 m²

(1) Excluding balconies and terraces

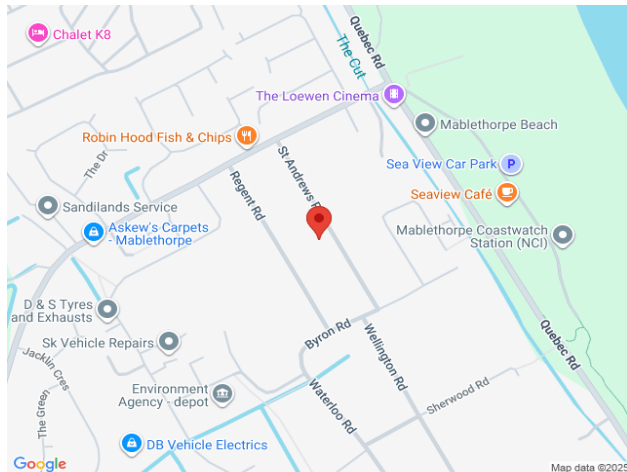
Reduced headroom

Below 5 ft/1.5 m

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



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lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

