

Buy. Sell. Rent. Let.



The Court, Anderby Creek



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When it comes to
property it must be


lovelle



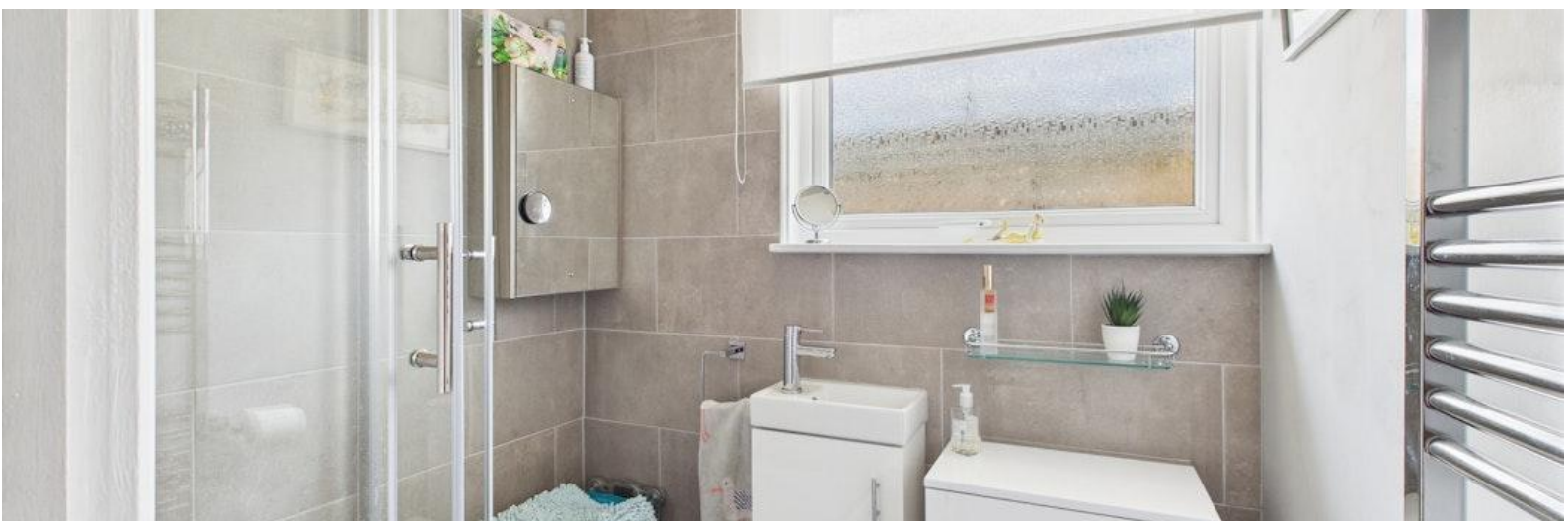
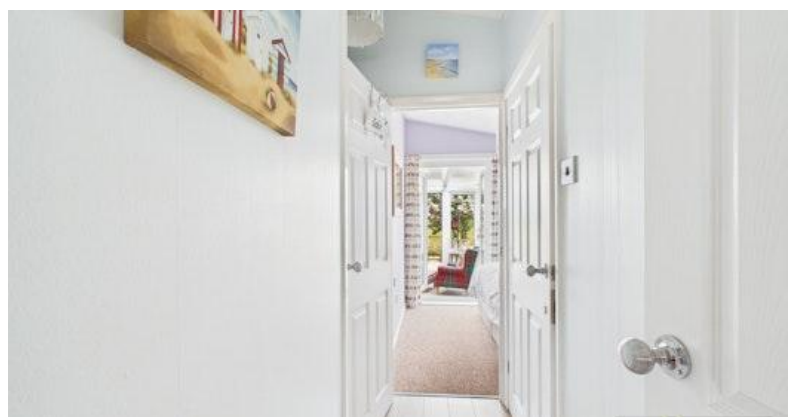
£230,000



Lovelle offer this THREE BED DETACHED BUNGALOW situated on a quiet all year round residential park in the quaint village of Anderby. The bungalow is FULLY insulated. Within walking distance to the beach and local amenities.

Key Features

- Location
- Open fields Views
- Fully Insulated
- Off Road Parking
- Two Conservatories
- Three Bedrooms
- EPC rating U
- Tenure: Freehold





Lovelle offer this THREE BED DETACHED BUNGALOW situated on a quiet residential park in the quaint village of Anderby. The bungalow is FULLY insulated. Within walking distance to the beach and local amenities. Brifley offers Three bedrooms, lounge-kitchen, shower room with walk-in shower, front and back conservatory's with open fields views to the back.

Entrance

Entering via a UPVC spacious conservatory, light and airy room, power points and lighting.

Lounge

Sizable room with lighting, UPVC window, power points, tv aerial and radiator.

Kitchen

Fitted with a range of wall and base units, built in cooker and hob, sink with mixer taps, lighting, power points, space for a fridge- freezer and radiator.

Hallway

Giving access to all rooms. large airing cupboard housing the water tank.

Bedroom One

Double bedroom with lighting , power points, radiator, UPVC 'French' double doors giving access to the rear conservatory leading out to the rear garden.

Bedroom Two

Double bedroom, lighting, power points, UPVC French double doors giving access to the rear conservatory leading out to the rear garden.

Bedroom Three/Office

Single size room with built in wardrobes, UPVC window, radiator, power points and lighting. Can be used as either bedroom three or office space.

Bathroom

Stylish Three piece suite comprising of WC , wash basin, walk-in shower, tiled walls, vinyl flooring and radiator.

Front Garden

Well maintained front garden laid to grass and stones. There is off road parking for Two cars either side of the property.

Rear Garden.

The rear garden is laid to grass with a variety of trees and plants. There is a wooden decking area with open field views. To the side there is a concrete walkway that houses a shed, Both sides give access to the front via wooden gates.

Location

Anderby is a quiet and picturesque village, with just one road running through it, located only 4 miles from the old market town of Alford and just 2 miles from the sea. The village is close to amenities and ideally situated if you enjoy those evening walks along the beach front. Alford town offers a range of local amenities (Shops/Doctors, Dentist) including popular schooling. There is also a traditional Tuesday and Friday market.

Directions

Follow A52, Huttoft Bank and Roman Bank to Sea Road for 15 min (7.1 mi). Continue on Sea Rd. Take Occupation Lane to The Court. The property can be found on the left hand side.

Services

The property has mains electric, water and drainage are understood to be connected 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 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.

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.

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.

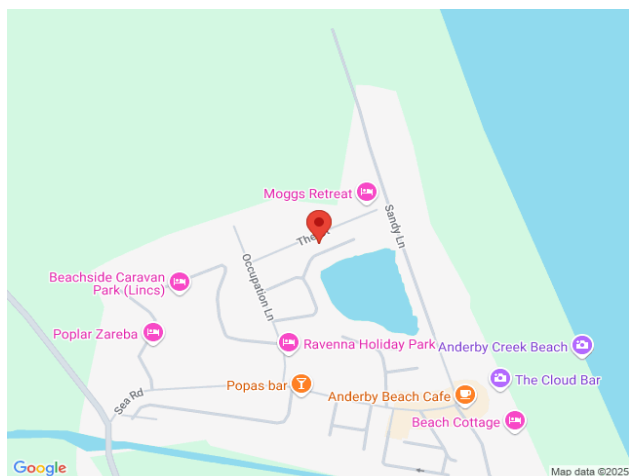




Energy Performance Certificate

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.





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