

Buy. Sell. Rent. Let.



9 Winthorpe Avenue, Winthorpe, PE25 1QY



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£174,950

When it comes to
property it must be


lovelle



£174,950



Key Features

- Semi Detached House
- No Onward Chain
- Close to Beach and Amenities
- Off Road Parking
- Approximately 300 metres from the sea front
- EPC rating F
- Tenure: Freehold





Close to the beach and amenities! No Onward Chain! The accommodation comprises; hallway, downstairs Wc, lounge, dining room open plan to kitchen, sunroom with three bedrooms and bathroom to the first floor, with driveway, garage and good size rear garden. The property has gas central heating and UPVC double glazing.

Hall

Entered via UPVC front door, radiator, UPVC window to the side aspect, stairs to the first floor, doors to;

Wc

With UPVC window to the side aspect, low level Wc.

Lounge

3.82m x 3.66m (12'6" x 12'0")

With UPVC window to the front aspect, electric fire and brick surround.

Kitchen

2.21m x 4.35m (7'4" x 14'4")

With UPVC windows to the side and rear aspects, UPVC door to the side, fitted with a range of base and wall cupboards with worktops over, stainless steel sink, free standing electric oven, space for two under counter appliances, open to;

Dining Room

3.34m x 3.66m (11'0" x 12'0")

With radiator, door to;

Sunroom

3.09m x 2.35m (10'1" x 7'8")

With UPVC roof and window to the rear aspect, radiator, Ideal central heating boiler.

Landing

With loft access, UPVC window to the side aspect, doors to;

Bedroom One

3.67m x 3.36m (12'0" x 11'0")

With UPVC window to the front aspect, radiator.

Bedroom Two

3.36m x 3.66m (11'0" x 12'0")

With UPVC window to the rear aspect, radiator.

Bedroom Three

2.23m x 2.57m (7'4" x 8'5")

With UPVC window to the front aspect, radiator.

Shower Room

2.72m x 2.22m (8'11" x 7'4")

With UPVC window to the rear aspect, low level Wc, pedestal wash hand basin, shower cubicle, radiator.

Services

The property has mains gas central heating, water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. 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.

Location

Great location close to the beach and local shops, pubs and cafes.

Directions

From our office in Skegness proceed along Roman Bank/A52 north. Go past the golf course and go through the traffic lights into Winthorpe. Follow the road along and then turn right at the lights onto Winthorpe Avenue and the property will be found on the left hand side marked by our for sale board.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. 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 <https://www.lovelle.co.uk/privacy-policy/> 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. 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.

Mortgage Advice

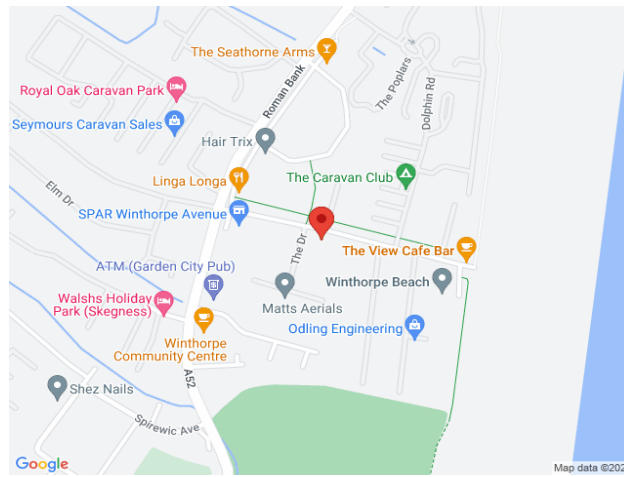
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

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.

Agents Notes

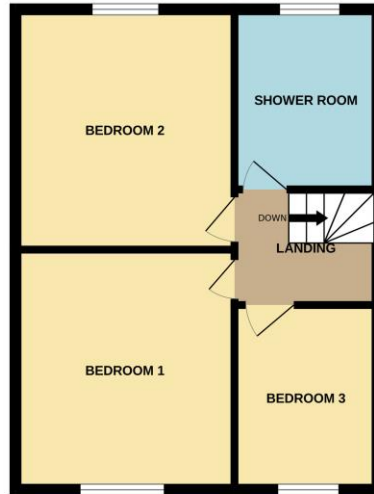
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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