



CHOICE PROPERTIES

Estate Agents

8 South Road,
Sutton-On-Sea, LN12 2NE

Price £195,000



Choice Properties are delighted to offer this well presented two bedroom semi-detached bungalow, occupying a pleasant position in the seaside town of Sutton-on-Sea. This impressive property further benefits from a low maintenance garden to the rear and is being sold with no upper chain. Early viewing is advised.

This abundantly light and bright accommodation comprises:

Porch

Front entrance door. Door to entrance hall.

Entrance Hall

Loft access. Storage cupboard housing the wall mounted 'Ideal' combination boiler. Doors to:

Reception Room

11'11" x 13'10"

Light and airy reception room benefitting from a bow window to the front aspect. TV aerial point. Three wall lights. Electric feature wood burner.

Kitchen

10'5" x 11'7"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with taps over, integral 'Hotpoint' oven and four ring hob with extractor hood over. Space and plumbing for a dishwasher, washing machine and dryer. Space for freestanding fridge/freezer. Part tiled walls.

Bedroom 1

11'11" x 11'7"

Spacious double bedroom. Built in wardrobe.

Bedroom 2

7'10" x 13'10"

Spacious double bedroom. Built in wardrobe.

Shower Room

6'0" x 9'8"

Three piece white bathroom suite comprising dual flush wc, wash hand basin set in vanity unit, and shower enclosure with shower over. Spot lighting.

WC

Dual flush wc and hand wash basin set in vanity unit.

Rear Porch

2'11" x 4'4"

Door to garden.

Driveway

Providing off street parking.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is paved for ease of maintenance and features a timber shed providing ample storage space.

Tenure

Freehold

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

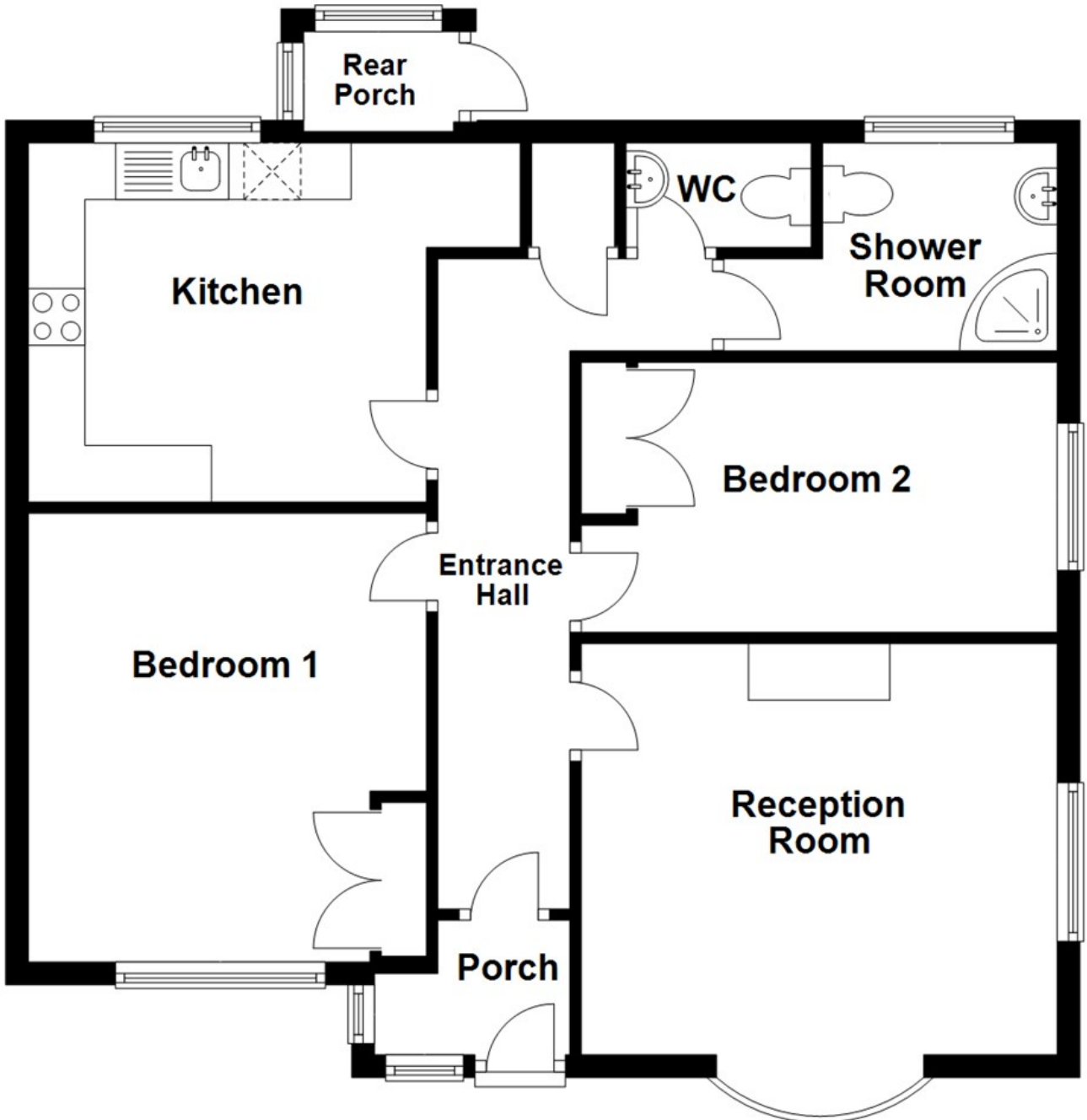
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Ground Floor



Directions

From our office head along the High Street, take your first right onto Braemar Road (opposite the Spar Shop) then left again onto Marine Avenue. Take your first right onto South Road and the property can be found a short drive along on your right hand side.

