



CHOICE PROPERTIES

Estate Agents

21 De-La-Bere Avenue,
Sutton-On-Sea, LN12 2HY
25% Shared Ownership £42,500



Choice Properties are excited to offer for sale a 25% share of this two bedroom semi detached house boasting a generously sized accommodation, off road parking and a privately enclosed garden. Conveniently located only a short distance from both the local amenities and golden sandy beaches of Sutton on Sea, early viewing is most certainly advised to avoid disappointment.

The generously sized accommodation benefits from a gas mains central heating system, uPVC double glazing throughout and comprises:-

Entrance Hall

7'11" x 5'05"

Front uPVC door leading into the entrance lobby with stairs to the first floor and a door to:

Reception Room

13'01" x 11'11"

Light and airy reception room fitted with an electric feature fireplace, laminate flooring, TV aerial and telephone point. Door to:

Kitchen

14'01" x 10'01"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, space for an under-counter fridge/freezer, space and plumbing for a washing machine, under stair storage cupboard with power; also housing the wall mounted consumer unit, breakfast bar area, integrated electric oven and the kitchen also houses the wall mounted 'Vaillant' combination boiler; supplying both the central heating and hot water systems.

Rear Lobby

5'07" x 5'05"

With a uPVC door to the garden.

WC

4'02" x 5'05"

Fitted with a WC with dual flush button, hand wash basin with single hot and cold taps and an 'Xpeliar' extractor fan.

Landing

3'05" x 7'01"

With a built in airing cupboard with radiator and doors to:

Bedroom 1

14'06" x 8'03"

Spacious double bedroom with a TV aerial and access to the loft.

Bedroom 2

9'06" x 15'10"

Spacious double bedroom with a built in double wardrobe.

Bathroom

6'11" x 7'01"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'Triton T80 Easi' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls, shaver point and an extractor fan.

Driveway

Private driveway providing off road parking.

Garden

To the rear of the property you will find a privately enclosed garden mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from an array of well established shrubs, a sizeable paved patio seating area and a useful timber shed.

Tenure

Freehold. The currently monthly ground rent for the property, paid to Platform Housing Group is £416.89.

Viewing arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening hours

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

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.

Council tax band

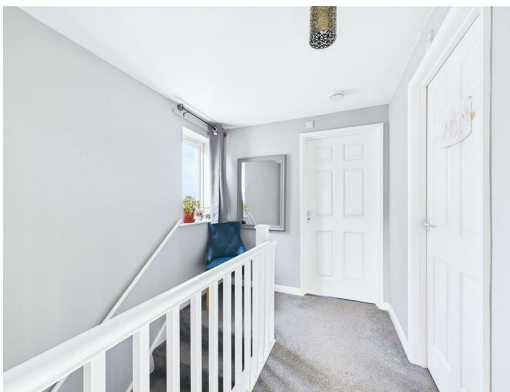
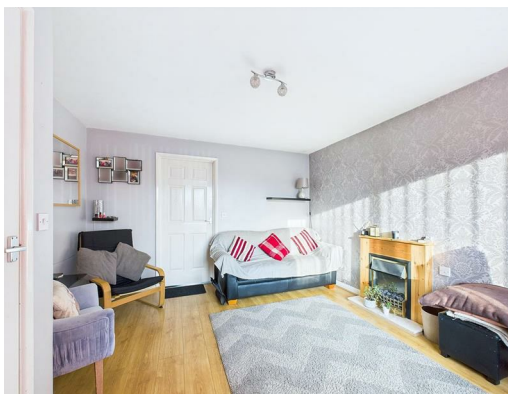
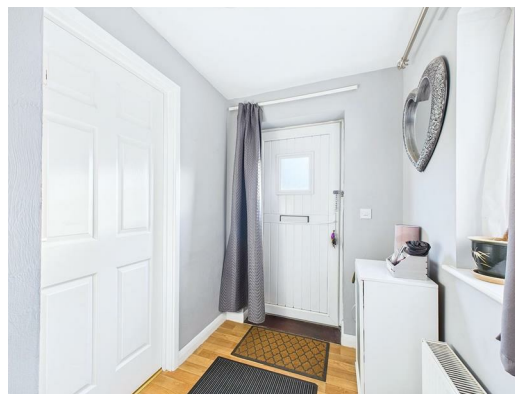
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

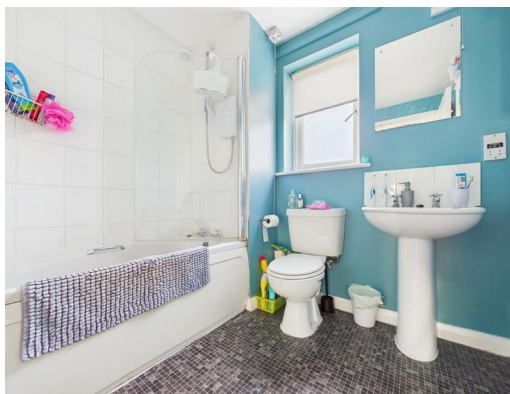
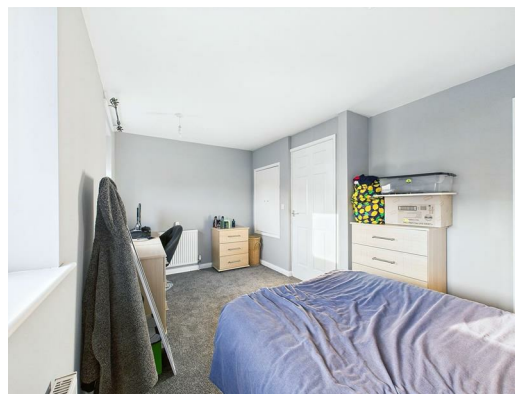
Tel. No. 01507 601 111

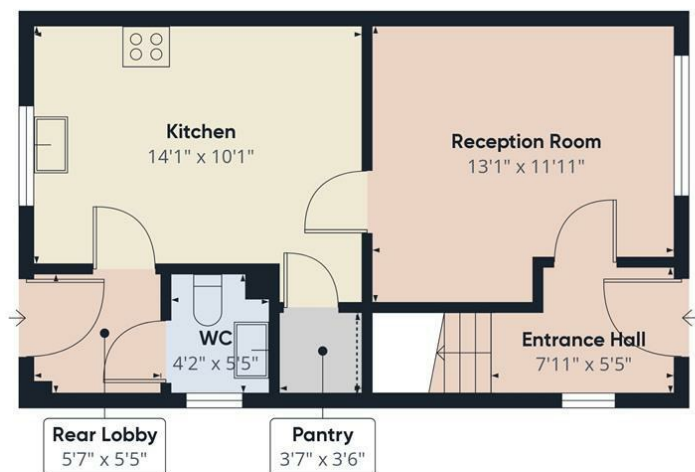
Website: www.e-lindsey.gov.uk

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

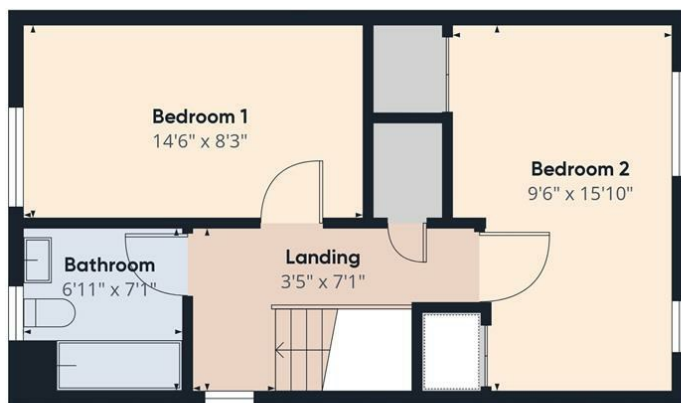
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

815.8 ft²

Reduced headroom

0.66 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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.

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Directions

From our Sutton on Sea office continue through Sutton on Sea village centre towards Sandilands you will be on Huttoft Road. Take a left on to De-La-Bere Avenue, and the property can be found at the bottom of the road, just after the left turning.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

