

Buy. Sell. Rent. Let.



11th Avenue, Humberston Fitties, Humberston



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When it comes to
property it must be


lovelle



OIRO £85,000



****360 VIRTUAL TOUR AVAILABLE**** This is a charming and cosy three-bedroom chalet holiday home located in the desirable Humberston Fitties area of Humberston. The property stands on a good-sized plot, surrounded by well-maintained grounds,

Key Features

- Detached Chalet Holiday Home
- Less than 5 Minutes to the Beach
- Three Bedrooms
- Driveway for Several Vehicles
- Well maintained Gardens
- Seaside Location
- Larger Than Average Plot
- Gas Central Heating
- EPC rating D
- Tenure: Leasehold





This is a charming and cosy three-bedroom chalet holiday home located in the desirable Humberston Fitties area of Humberston. The property stands on a good-sized plot, surrounded by well-maintained grounds, offering a peaceful and tranquil setting for those seeking a relaxing holiday space.

As you approach the property, you'll be struck by its picturesque appearance, with its blue exterior and pitched roof. Inside, the chalet is thoughtfully designed and decorated in a traditional seaside style, creating a warm and welcoming atmosphere.

The accommodation comprises of a spacious living area and well-equipped kitchen. The lounge features comfortable seating space, perfect for relaxing after a long day exploring the local area. Bedroom two would also make a perfect dining area, ideal for enjoying meals with family and friends, and the kitchen is fully equipped with everything you need to prepare delicious home-cooked meals.

The property also features a further two bedrooms, which are tastefully decorated, ensuring a comfortable and restful night's sleep. The shower room is modern and well-appointed, featuring a walk-in shower and all the necessary amenities.

Outside, the property benefits from a good-sized garden area, which is perfect for relaxing in the sunshine or enjoying al fresco dining. The grounds are well-maintained, and there is ample space for children to play and explore.

Overall, this is a fantastic holiday home that offers comfortable and convenient accommodation in a beautiful and peaceful location. Whether you're looking to explore the local area or simply relax and unwind, this charming chalet is the perfect place to do it.

Entrance Hall

Entered through a composite entrance door with the hallway providing ample space for shoes and coats.

Lounge/Diner

14'5" x 14'1" ft

This is a good size room to the front of the chalet with a large window allowing plenty of natural light. Radiator. Doors to the kitchen and Bedroom Two.

Kitchen

11'0" x 10'10" ft

The kitchen is equipped with a good range of wall and base cabinets with contrasting work surfaces over and incorporating a single drainer sink unit. Built in electric oven and hob. Plumbing for a washing machine. Door leads out to the terrace. Window to the rear.

Bedroom One

13'1" x 11'8" ft

This is a good size bedroom to the rear of the property providing ample space for bedroom furniture. Window to the rear. Radiator.

Bedroom Two

7'11" x 12'0" ft

This is a versatile space and can be used a dining area or bedroom. Window to the rear. Radiator.

Bedroom Three

10'3" x 7'8" ft

Window to the front elevation. Radiator.

Shower Room

5'8" x 8'1" ft

Equipped with a suite comprising:- Shower enclosure with rainfall shower and shower attachment, pedestal wash hand basin and low flush WC. Part tiling to the walls. Extractor fan. Radiator.

Outside

The gardens are particular feature to this chalet, standing on a larger than average plot and having garden to all sides. The gardens are mainly laid to lawn with a terrace immediate to the rear allowing plenty of space for relaxing in the sun. The gardens are filled with a selection of shrubs, trees and bushes. To the left of the chalet there is off road parking for several vehicles.

Lease Information

The vendors advise that there is approx. 61 years left on the lease. Ground Rent is £3625 per year and the service charge is £901.58 per year.

Council Tax Information

The Council Tax Band for this property is A. This information was obtained in February 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation.

Additionally, there may be circumstances when the Council Tax can be altered on change of ownership.'

All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage & Solicitors

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.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

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 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 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.

Energy Performance Information

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.

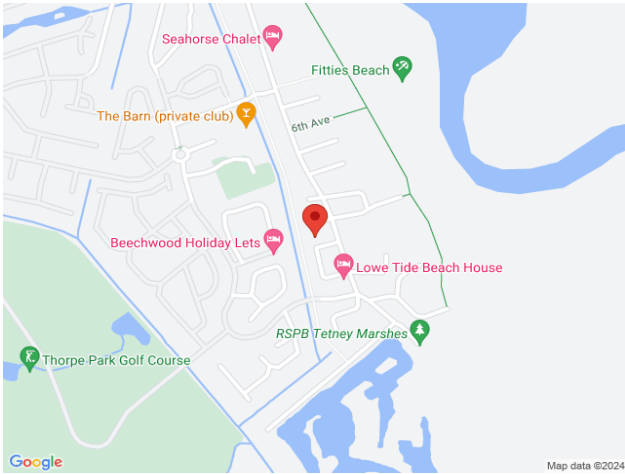
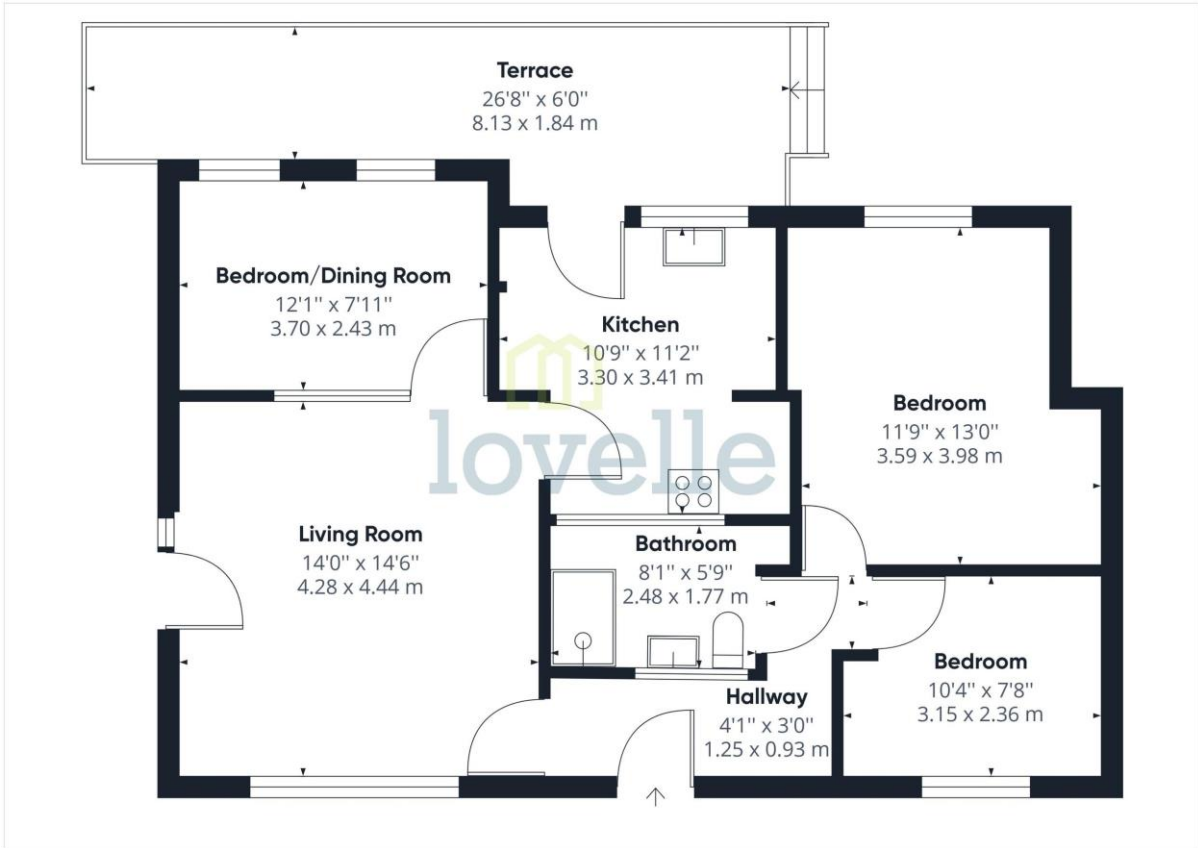
Agents Note

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 representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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