



CHOICE PROPERTIES

Estate Agents

13 George Street,
Mablethorpe, LN12 2BD

Reduced To £149,950



Reduced by motivated sellers from £159,950 to £149,950! Choice Properties are delighted to offer for sale this ideal investment opportunity just moments away from the local amenities and golden sandy beaches of Mablethorpe. This most spacious end terrace house is laid out as two separate self-contained one bedroom flats, with one to the ground floor and one to the first floor, and can easily be converted back to a spacious 3/4 bedroom family home. Early viewing is certainly advised!

This most spacious property is currently on one title but laid out as two one-bedroom flats. A front entrance door provides access to the first floor flat, while an entrance door to the rear provides access to the ground floor flat. The two flats benefit from gas central heating and uPVC double glazing and comprise:

Ground Floor Flat:

Entrance Porch

uPVC entrance door. Radiator.

Open Plan Living Area

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink unit and drainer, space for freestanding under counter fridge. Cooker point. Part tiled walls. Light and airy living area. Radiator.

Bedroom

Spacious double bedroom with bay window, high ceilings and picture rails. Radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath tub, hand wash basin and wc. Part tiled walls. Radiator. Cupboard housing the gas boiler and hot water cylinder, with plumbing for a washing machine.

First Floor Flat:

Ground Floor Entrance Hall

uPVC entrance door. Staircase leading to the landing.

Landing

Loft access. Thermostat controls. Radiator.

Kitchen

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, cooker point, space for freestanding under counter fridge. Wall mounted 'Viessmann' combination boiler. Radiator. Part tiled walls.

Reception Room

Light and airy reception room. Radiator.

Bedroom

Double bedroom. Radiator.

Bathroom

Fitted with a white three piece suite comprising panelled bath tub, hand wash basin and wc. Radiator. Part tiled walls. Cupboard with radiator.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries.

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 both flats are currently in Council Tax Band A.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm

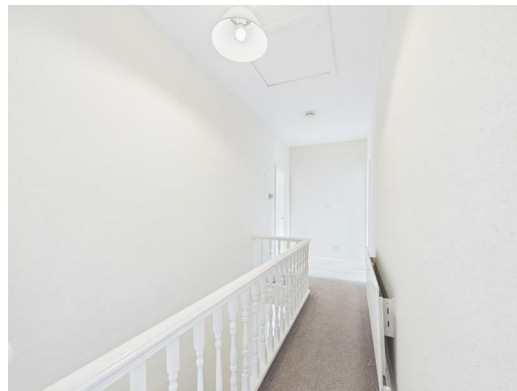
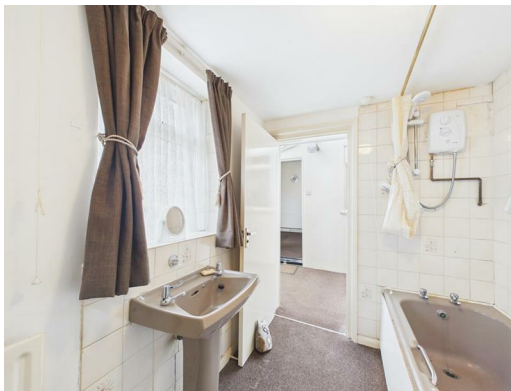
Saturday: 9am - 3pm

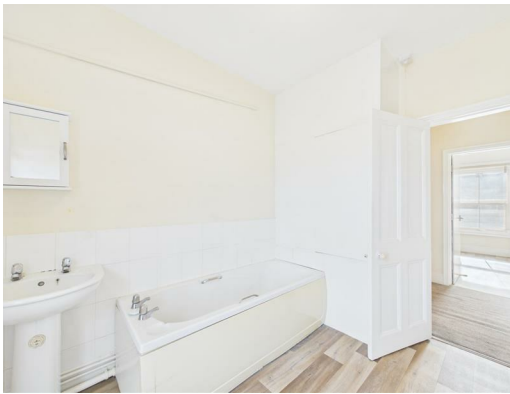
Making An Offer

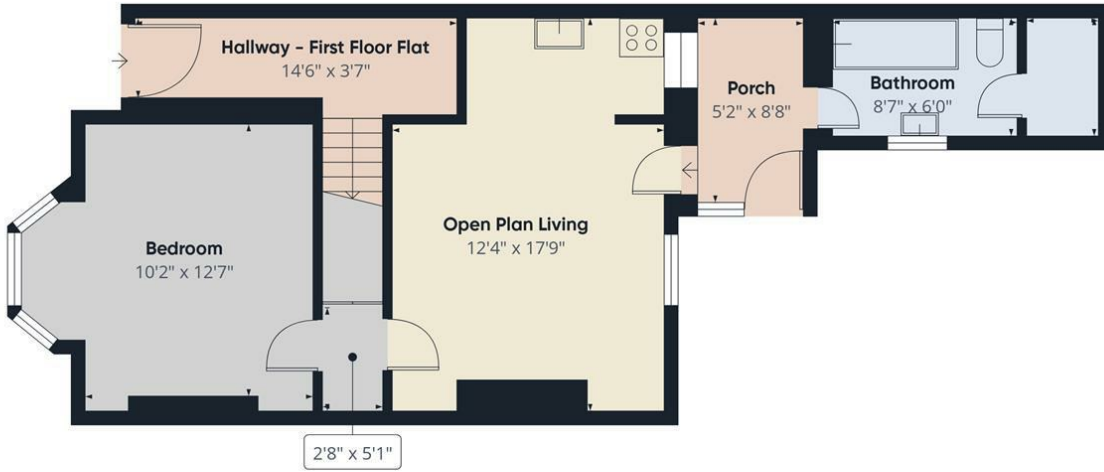
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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







Floor 0

Approximate total area^m
977 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head North along Victoria Road, at the traffic lights turn left onto High Street and then your first left onto George Street. Number 13 can be found a short way along on your left hand side.

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

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

