CHOICE PROPERTIES

Estate Agents

3 Highfield Avenue, Sutton-On-Sea, LN12 2NS

Reduced To £220,000



Choice Properties are delighted to offer for sale this spacious, two bedroom detached bungalow with beautiful gardens. The bungalow offers versatile accommodation and is situated in a quiet residential position, convenient for the beach and local amenities.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

Hallway
9'10 x 2'10
Access to loft, radiator, door leading to:

Kitchen
9'10 x 10'10
Fitted with wall and base units, one half bowl inset sink, space for appliances, plumbing for a washer, storage cupboard, radiator, double glazed window to front aspect.

Reception Room
12'11 x 16'8
Light and airy reception room , featured electric fireplace, radiator, box bay window to front aspect.

Bedroom 1
13'0 x 14'10
Spacious double bedroom, fitted wardrobe and dresser, radiator, double glazed window to rear aspect.

Bedroom 2
9'10 x 11'10
Radiator, door leading too:

Rear porch
8'5 x 3'11
Door leading too:

Bathroom
6'8 x 6'3
Three piece suite comprising low level w.c, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, partly tiled walls, radiator.

Driveway
Providing off road parking.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and features a number a shrubs, bushes and trees as well as a greenhouse and timber summerhouse.

Garage
Up and over door to the front.

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 C

Viewing arrangements
Viewing by appointment through Choice Properties, Sutton On Sea on 01507 443777.

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.

Tenure
Freehold.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.





















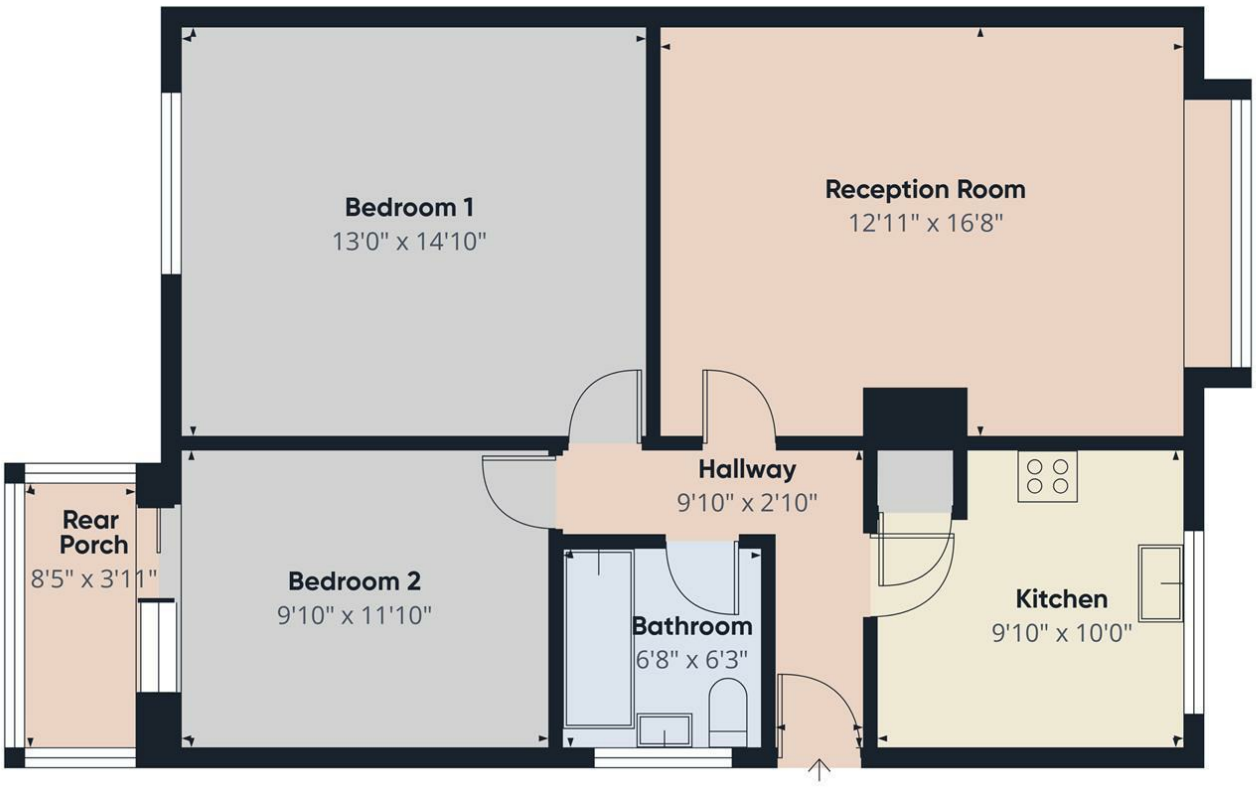









CHOICE PROPERTIES
FOR SALE



Approximate total area(1)

758 ft²

(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.

GIRAFFE360

Directions

From our office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and take your sixth turning on the left on to Old Trusthorpe Road. Now take your next left hand turn on to Highgate Lane and follow the road to the end. 3 Highfield Avenue can be found on the left hand side.

