CHOICE PROPERTIES

Estate Agents

14 Station Road, Sutton-On-Sea, LN12 2HN

Reduced To £140,000

Choice Properties are delighted to bring to the market this two bedroom detached bungalow located in an ideal position only moments from the golden sandy beaches and local amenities on offer in Sutton - on - Sea. This property offers any prospective buyer endless potential and early viewing is advised , given the property is further offered with no onward chain.

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
naea | propertymark PROTECTED

Benefitting from gas central heating and uPVC double glazing throughout, the internal accommodation comprises:

Entrance Hall

Kitchen
Fitted with a range of wall and base units with complimentary worksurfaces over. integrated cooker , four ring induction hob featured stainless steel extractor hood over. Plumbing for a washing machine.

Reception room
With bay window to the front aspect.

Bedroom 1
Spacious double bedroom with double opening patio doors to the garden.

Bedroom 2
With built in storage cupboard.

Shower room
Fitted with a three piece suite. Large corner shower cubicle with mains shower over. Partly tiled.

Driveway
Providing off road parking.

Garden
To the rear of the property is an enclosed garden with timber fencing to the boundaries and the added benefit of a useful timber shed.

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.

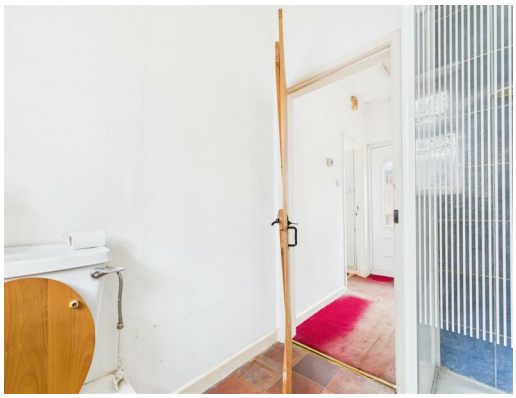
Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If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

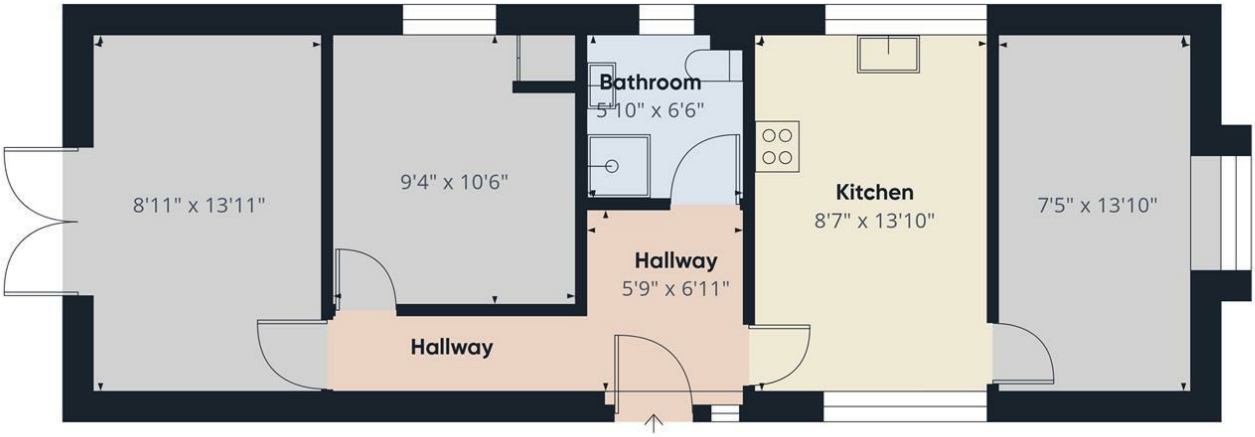
Viewing arrangements
Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

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.





Approximate total area(1)

556 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.

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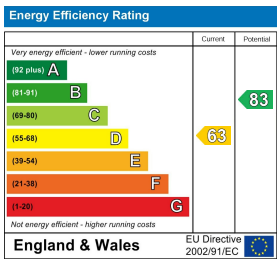
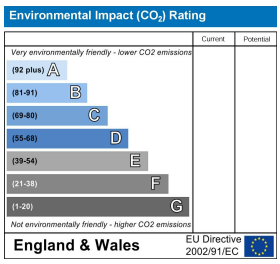
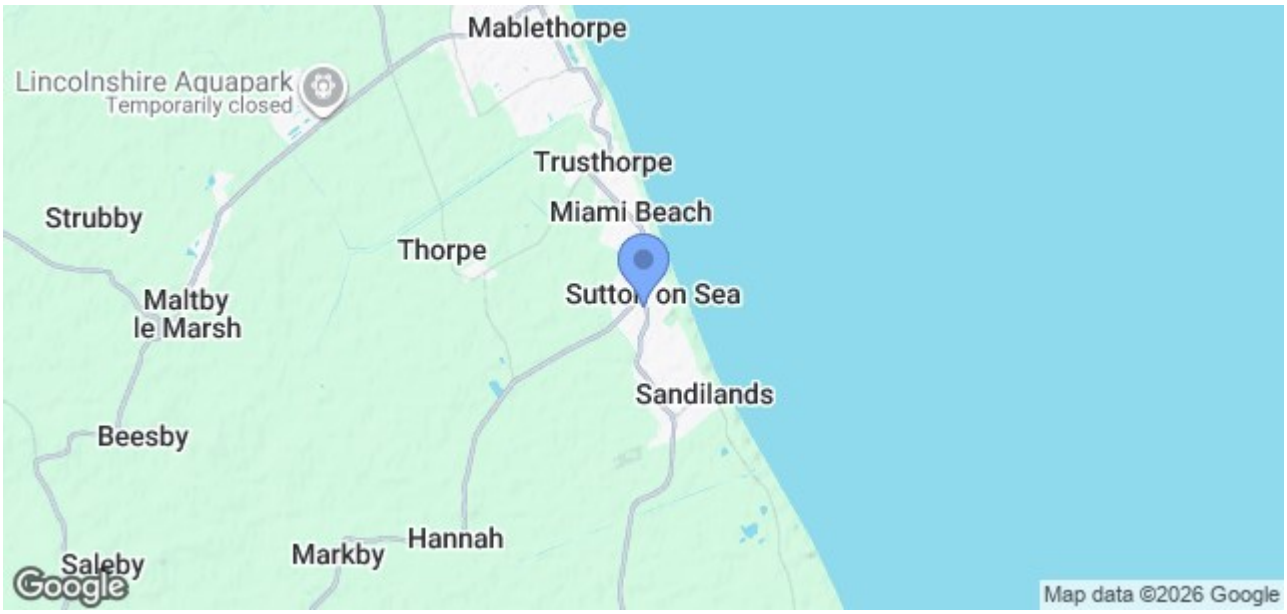
Directions

From our Sutton on Sea office head along the High Street and turn left at the mini roundabout. The property can be found on your right hand side.