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Fitzwilliam Street, Mablethorpe



When it comes to
property it must be

 **lovelle**



lovelle

Guide price £115,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000.

Lovelle are pleased to bring to market this deceptively spacious four bed terraced property. The property is within minutes from the beach and towns amenities.

Key Features

- Being Sold By Secure Auction
T&C Apply
- Terrace House
- FOUR Bedroom
- Open Plan Living Dining Room
- Enclosed Garden
- Family Bathroom
- EPC rating C
- Tenure: Freehold





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Lovelle are pleased to bring to market this deceptively spacious four bed terraced property. The property is within minutes from the beach and towns amenities. The property comprises of Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, Utility, WC, Four Bedrooms and Family Bathroom. With a rear courtyard area.

Entrance Hall

6.66m x 1.65m (21'11" x 5'5")

Entering from the front of the property via a half glazed Upvc door into the inner hall and giving access to ground floor room, stairs to the First floor .

Lounge

3.59m x 3.99m (11'10" x 13'1")

Having a box bay window to the front elevation, ceiling light, radiator.

Sitting Room

3.38m x 3.46m (11'1" x 11'5")

Having a Window to the rear elevation, radiator and ceiling light.

Dining Room

4.79m x 2.93m (15'8" x 9'7")

Having a built in storage cupboard, Two windows to the side elevation, tiled flooring, ceiling light and being open into the kitchen.

Kitchen

2.43m x 2.97m (8'0" x 9'8")

Having a range of wall and base units incorporating draws, complimentary work surface over, sprung ceiling tiles with spotlighting, one and a half bowl sink with mixer tap over, tiled walls , window to side elevation, open doorway through to the utility room.

Utility Room

1.51m x 1.91m (5'0" x 6'4")

Continuing on with the same tiled flooring as the kitchen, work surface over plumbing and space for washing machine and tumble dryer, half glazed Upvc door to the side elevation into the garden, ceiling light, ladder wall mounted radiator

WC

With Upvc window to the side elevation, WC and inset wash hand basin, having a wall mounted water heater, full tiled walls, built in under sink storage cupboard.

Stairs to First Floor

Landing

Being a staggered landing leading to all rooms, ceiling lights, smoke detector and loft access, radiator and sockets.

Bedroom One

2.64m x 1.87m (8'8" x 6'1")

Having a window to the front elevation, radiator, ceiling light and electric sockets.

Bedroom Two

3.61m x 3.3m (11'10" x 10'10")

Window to front elevation, ceiling light, radiator and electric socket.

Bedroom Three

3.42m x 3.52m (11'2" x 11'6")

Window to the rear elevation, ceiling light, radiator and electric sockets.

Bedroom Four

3.36m x 1.99m (11'0" x 6'6")

Window to side elevation, radiator, ceiling light and electric sockets.

Family Bathroom

3.9m x 2.94m (12'10" x 9'7")

Having fully tiled walls, with panelled bath, pedestal wash hand basin, WC, built in storage cupboards, obscure window to the rear elevation, Shower cubical with mains fed shower, radiator, ceiling light.

Outside Space

Location

Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

Direction

From our office Head towards Knowle Street, Turn right onto High Street and Turn left onto Fitzwilliam Street. The property can be found on the left hand side.

Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band A. 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

Agents Notes

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

Viewings

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

Mortgages

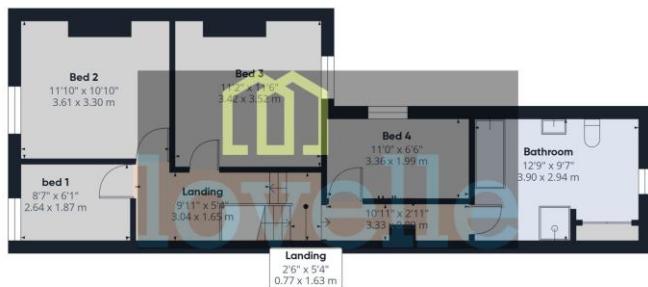
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

Energy Performance Certificate

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.

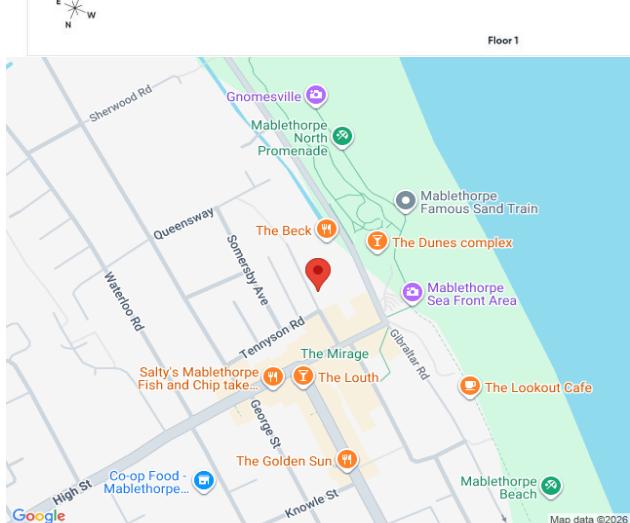
Auction Terms And Conditions

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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

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