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Bray Avenue, Trusthorpe



When it comes to  
property it must be

  
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£196,950



Lovelles are pleased to bring to market this well maintained two bed semi detached bungalow. The property is situated in a private and quite cul de sac location in Trusthorpe close to the beach and the amenities in Sutton On Sea. The property benefits from gas fired central heating, UPVC doors and windows and Solar Panels.

### Key Features

- Semi Detached Bungalow
- Two Bedrooms
- Rear Garden
- Driveway and Garage
- Sun Room
- Council Tax Band A
- EPC rating C
- Tenure: Freehold





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### Sun Room

6.09m x 1.7m (20'0" x 5'7")

With windows to all elevations, spacious sun room, new flooring and new blinds, power point, and radiator. The gas fired boiler which supplies central heating and water is housed here. Stable door leading into;

### Kitchen

4.02m x 3.31m (13'2" x 10'11")

Large Box Window to rear elevation looking onto the rear garden, fitted with a range of base and wall units with worktop over, one and half bowl stainless steel sink unit with drainer , electric oven and hob with hood over, space and plumbing for washing machine, space for fridge/freezer, new wooden flooring and blinds, power points and radiator. Door into;

### Lounge

3.27m x 3.89m (10'8" x 12'10")

Large bay window to front elevation with new shutter blinds, new wooden flooring, a feature fireplace with electric fire, radiator and power points.

### Inner Hall

0.86m x 1.77m (2'10" x 5'10")

Access to all rooms, laminate flooring. With access to loft via a pull down ladder. (the loft is boarded and lined, with openings to the eaves, 'Velux' style window , power, lighting and radiator)

### Bedroom One

3.01m x 3.76m (9'11" x 12'4")

Window to front elevation with new shutter blinds, double bedroom with fitted wardrobes and cupboards, laminate flooring , radiator and power points.

### Bedroom Two

2.67m x 2.4m (8'10" x 7'11")

Window to rear elevation, power points, laminate flooring and radiator.

### Shower Room

1.7m x 1.77m (5'7" x 5'10")

Obscure window to rear elevation, a three piece suite comprising of corner shower cubicle with electric shower, vanity wash hand basin unit, WC , fully tiled walls , electric shaver point, extractor fan and radiator.

### Rear Garden

To the rear you will find a fully enclosed rear garden with fencing to all sides. The garden laid to lawn with a gravelled area, mature trees, shrubs and flower borders. There is an undercover seated area and a timber garden shed.

## Garage

With double opening timber doors with side door.

## Front

To the front of the property is a well maintained front garden laid to lawn with flower beds and shrubs with low level fencing to define the boundary. There is timber gates to the front. With driveway to the side of the property allowing a couple of parking spaces. There is a gate giving access to the property and to the rear garden.

## Location

Trusthorpe is a small seaside resort on the East Lincolnshire coast, between the larger resorts of Mablethorpe and Sutton on Sea, and being approximately 15 miles north of Skegness. Mablethorpe and Sutton on Sea have a range of shops, bars and restaurants.

## Directions

From our office Head south-east on Victoria Rd/A52 towards The Boulevard, Continue to follow A52 for 1.4 miles, Turn left onto Bray Avenue. Follow the road all the way to the end and the property is straight in front.

## 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.

### How to make an Offer

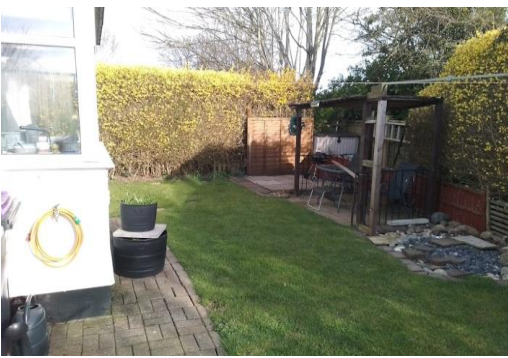
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website 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 the new Money Laundering Legislation.

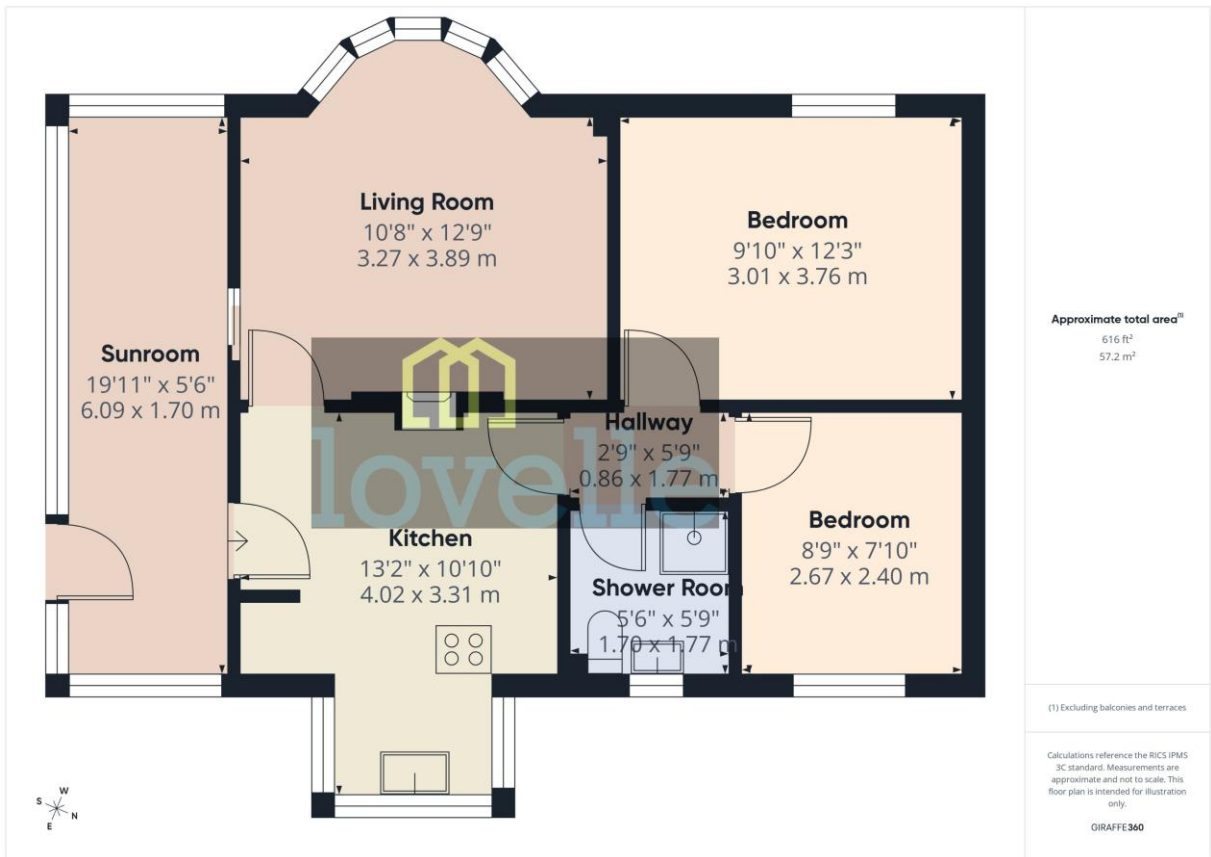
### EPC

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.

### Mortgage Advice

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.





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