CHOICE PROPERTIES

Estate Agents

Abbey House Ivel Close, Mablethorpe, LN12 1NA

Reduced To £185,000

It is a pleasure for Choice Properties to bring to the market this detached two bedroom bungalow ideally located in a quiet residential position only a short walk from the beach.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The abundantly light and well laid out accommodation benefits from a mains gas central heating system, uPVC double glazing throughout, a redecorated interior, new carpets, new plumbing and pipework and comprises:-

Hallway
2'11" x 11'02"
Front door leading into the 'L' shaped hallway, with the wall mounted thermostat, loft access and doors to:

Kitchen
9'01" x 11'02"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, integrated oven, four ring gas hob with extractor hood over, space for a freestanding under-counter fridge, space and plumbing for a washing machine, space for a dining table, partly tiled walls and a rear door.

Reception Room
15'08" x 12'02"
Light and airy reception room fitted with double opening 'French' doors to the garden and an electric feature fireplace; set in a feature surround.

Bedroom 1
11'08" x 12'01"
Spacious double bedroom.

Bedroom 2
7'11" x 11'03"
Double bedroom.

Bathroom
6'05" x 7'06"
Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps; with mains fed shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, inset spot lighting, an extractor fan and partly tiled walls.

Driveway
Providing off street parking.

Garage
9'00" x 17'02"
With an up and over door, power and lighting. The garage also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

Garden
The property is fronted by a lawned garden with central path leading to the front door. To the rear of the property you will find a further privately enclosed lawned garden.

Tenure
Freehold

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

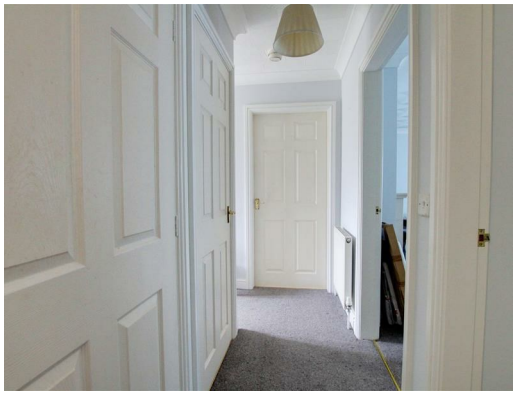
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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.

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.



FOR SALE

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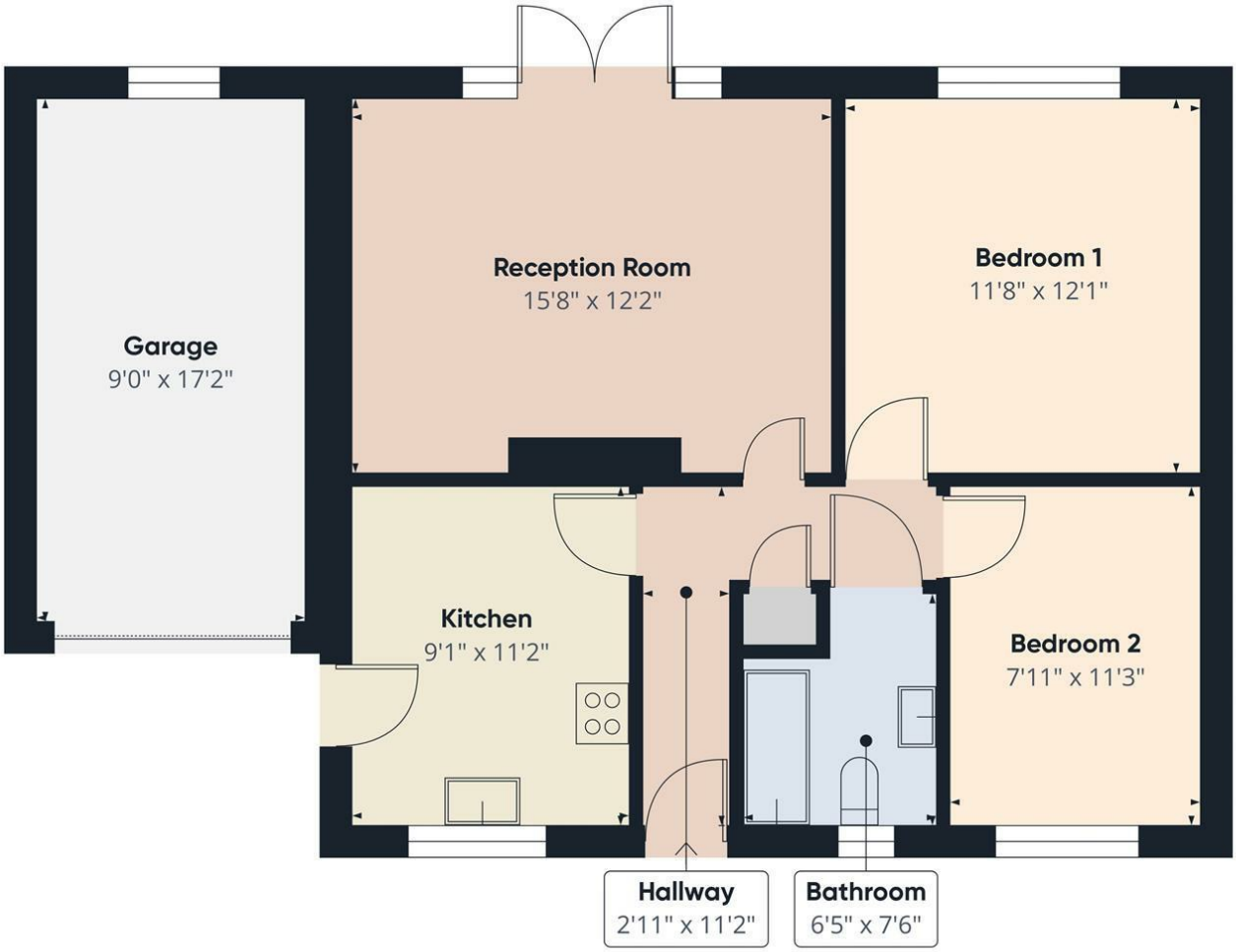

Approximate total area(1)

785 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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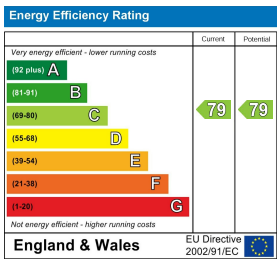
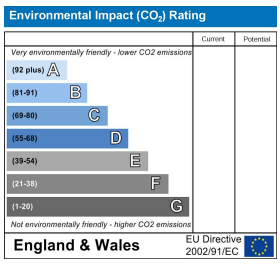
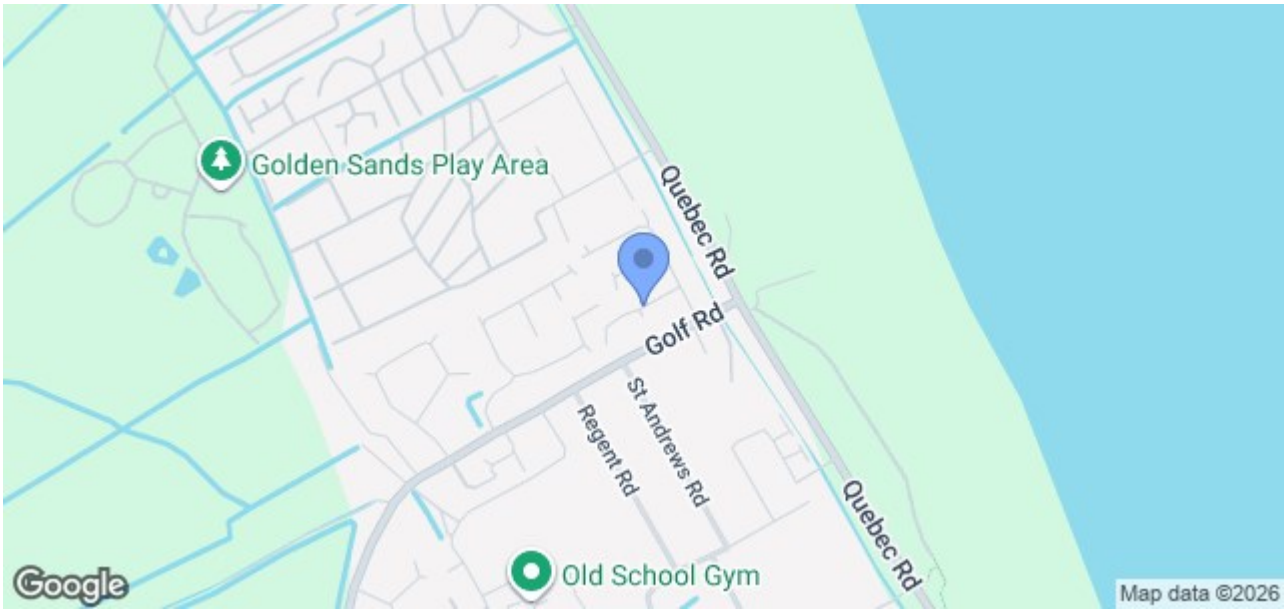
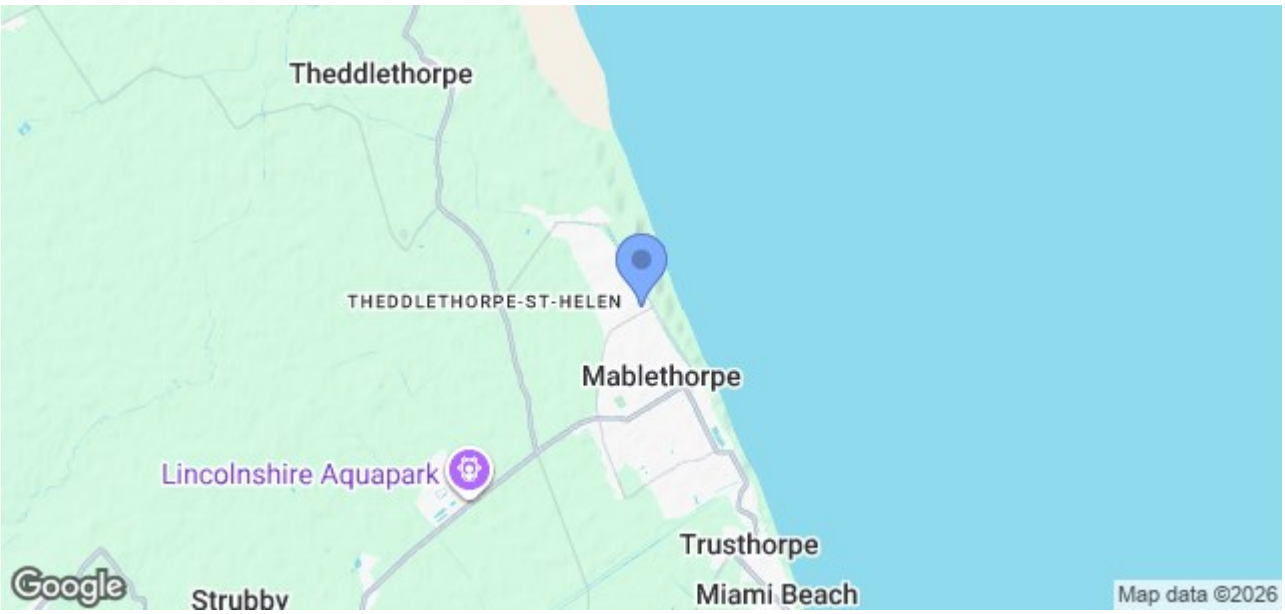
Directions

Upon leaving the office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the right hand side will be Ivel Grove and Ivel Close can be found on your left hand side.