



CHOICE PROPERTIES

Estate Agents

10 Waterloo Road,
Mablethorpe, LN12 1JP

Price £150,000



Choice Properties are delighted to offer for sale this investment property which is presented as one self contained Flat and three Bedsits with tenants in place and is located just a stones throw away from the local amenities and Mablethorpe's award winning beaches. The property has the added advantage of being mostly UPVC double glazed and has Gas central heating throughout. Early viewing is advised!

Offering generously proportioned rooms throughout, the well laid out accommodation comprises:-

Hallway

12'6" x 3'8"

With staircase to the first floor, tiled flooring, partly tiled walls.

Reception room

12'1" x 8'7"

TV Aerial point, built in cupboards, telephone point.

Kitchen

12'6" x 10'5"

Fitted with a range of wall and base units with worksurfaces over, cooker point, space for fridge/freezer, plumbing for a washing machine, partly tiled walls.

Utility room

3'9" x 6'11"

With wash hand basin set into vanity unit, space for a tumble dryer, mermaid board to the splash backs.

Bedroom 3

11'10" x 11'11"

Spacious double bedroom.

Bedroom 4

12'3" x 9'10"

Spacious double bedroom.

Landing

7'8" x 2'11"

Upstairs kitchen

12'4" x 10'0"

Currently laid out as a second kitchen on the first floor, however soon to be converted into the fifth bedroom.

Bedroom 1

11'9" x 15'11"

Spacious double bedroom, fitted base units with worksurfaces over, stainless steel sink unit, space for fridge/freezer, partly tiled walls.

Bedroom 2

12'5" x 10'4"

Spacious double bedroom.

Upstairs shower room

6'9" x 7'0"

Fitted with a three piece suite comprising corner shower cubicle with electric shower over, wash hand basin with single taps, w.c., tiled walls, extractor fan.

W.c.

4'11" x 6'11"

Fitted with a two piece suite comprising wash hand basin set into vanity unit, w.c., tiled walls, extractor fan, wall mounted Ideal boiler.

Attic room

11'7" x 14'5"

Providing ample storage, velux window.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. There is gated access which then leads to a further paved garden which is generously sized and easy to maintain.

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 A.

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.

Viewing arrangements

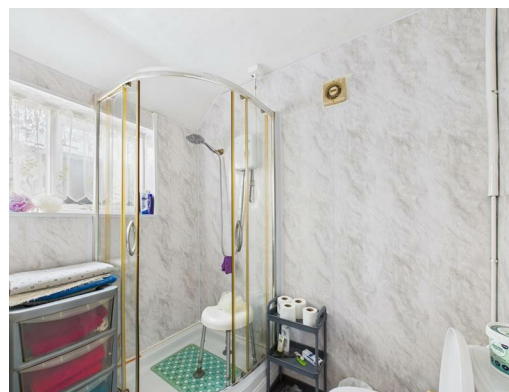
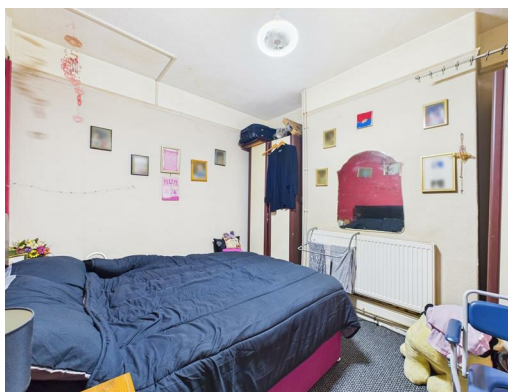
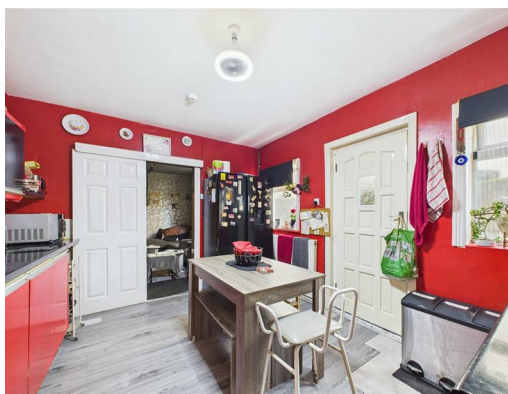
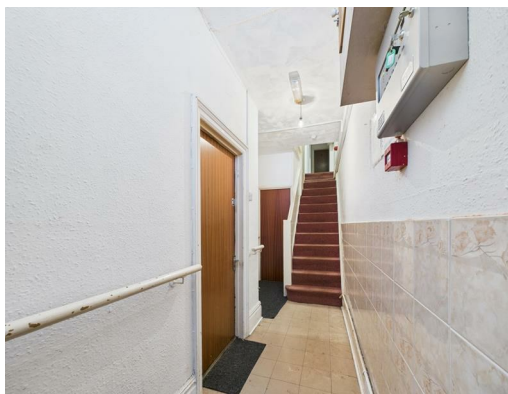
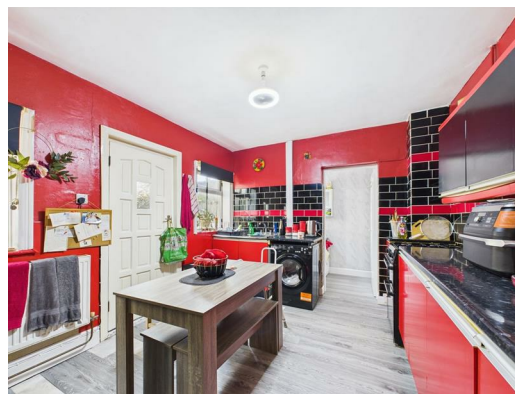
By appointment through Choice Properties on 01507 472016.

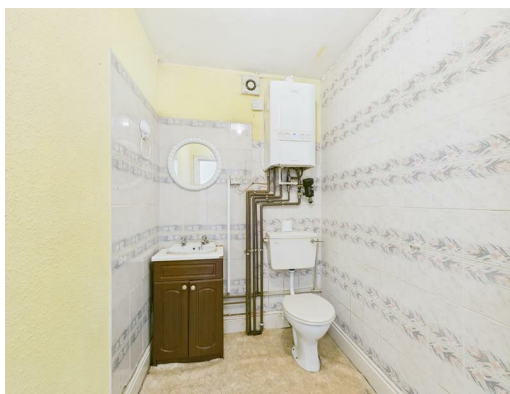
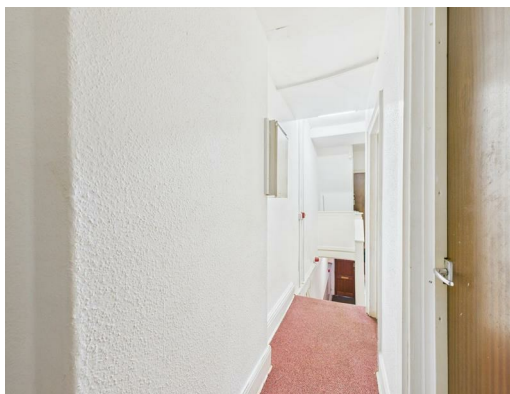
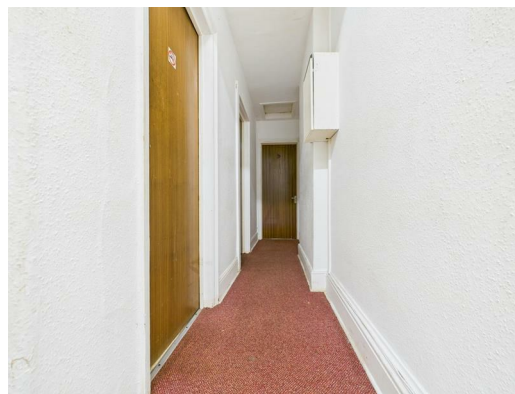
Opening hours

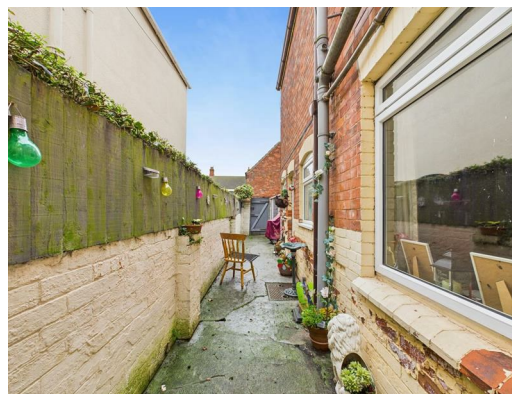
Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1436 ft²

Reduced headroom

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street. Take your second right onto Waterloo Road and number 10 can be found a short distance along on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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