CHOICE PROPERTIES
Estate Agents

179 Golf Road, Mablethorpe, LN12 1EP

Reduced To £155,000

It is a pleasure for Choice Properties to offer for sale this well maintained two bedroom semi detached bungalow which benefits from a low maintenance garden and impressive driveway with garage. This fantastic property is additionally offered with no upper chain and early viewing is advised.

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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 property is located close to the beach and also within a short walk from Tesco. Internally the well laid out and abundantly light and bright accommodation comprises:-

Hallway
3'07" x 8'07"
Built in storage cupboard housing the hot water cylinder and programming controls, thermostat controls, loft access, entrance door to side aspect.

Reception room
16'04" x 9'09"
Spacious reception room, electric feature fireplace, TV Aerial point, telephone point.

Kitchen
9'08" x 8'02"
Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, space for fridge/freezer, plumbing for a washing machine, wall mounted 'Vaillant' boiler, partly tiled walls, entrance door to side aspect.

Bedroom 1
12'10" x 9'09"
Spacious double bedroom.

Bedroom 2
8'11" x 9'09"
Double bedroom.

Shower room
6'02" x 6'06"
Fitted with a modern three piece suite comprising shower cubicle with electric shower over and glass screen door, wash hand basin with mixer taps set into vanity unit, wc set into vanity unit, tiled walls, chrome heated towel rail.

Driveway
Driveway providing off road parking.

Garage
17'07" x 8'11"
Double opening doors to front aspect, power and lighting.

Garden
The property is fronted by a lawned garden. To the rear of the property you will find a privately enclosed garden which has been laid with gravel for ease of maintenance.

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.

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Approximate total area(1)

558 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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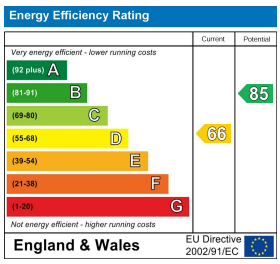
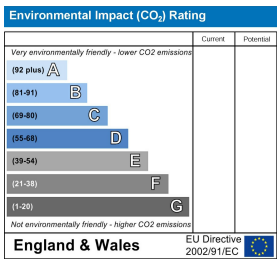
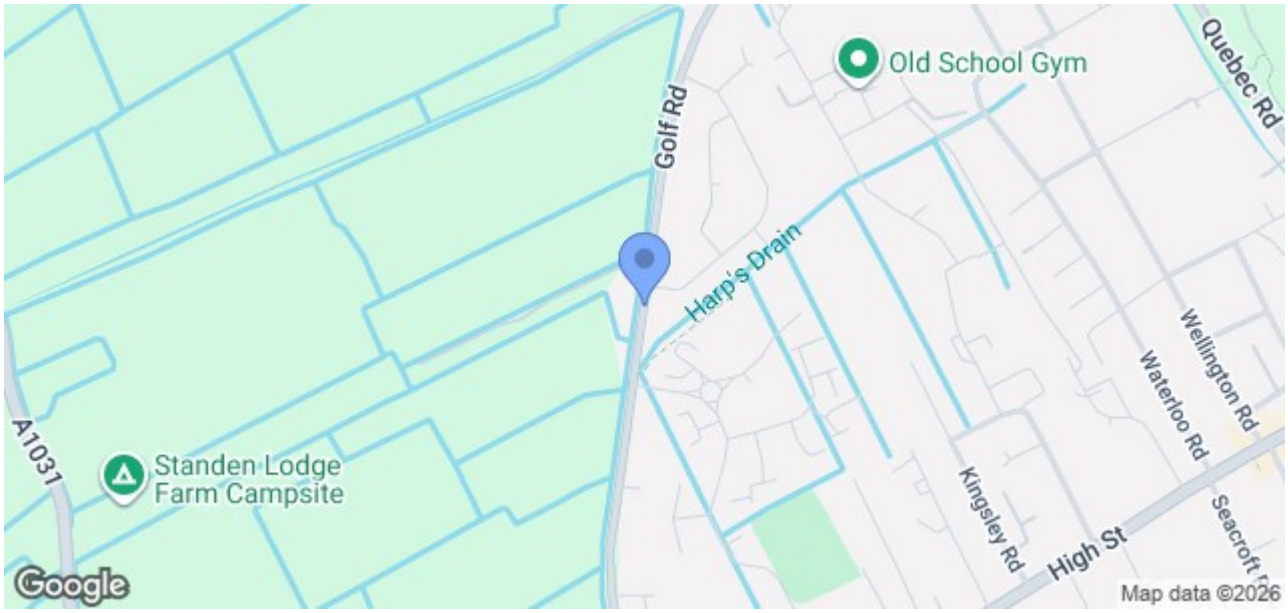
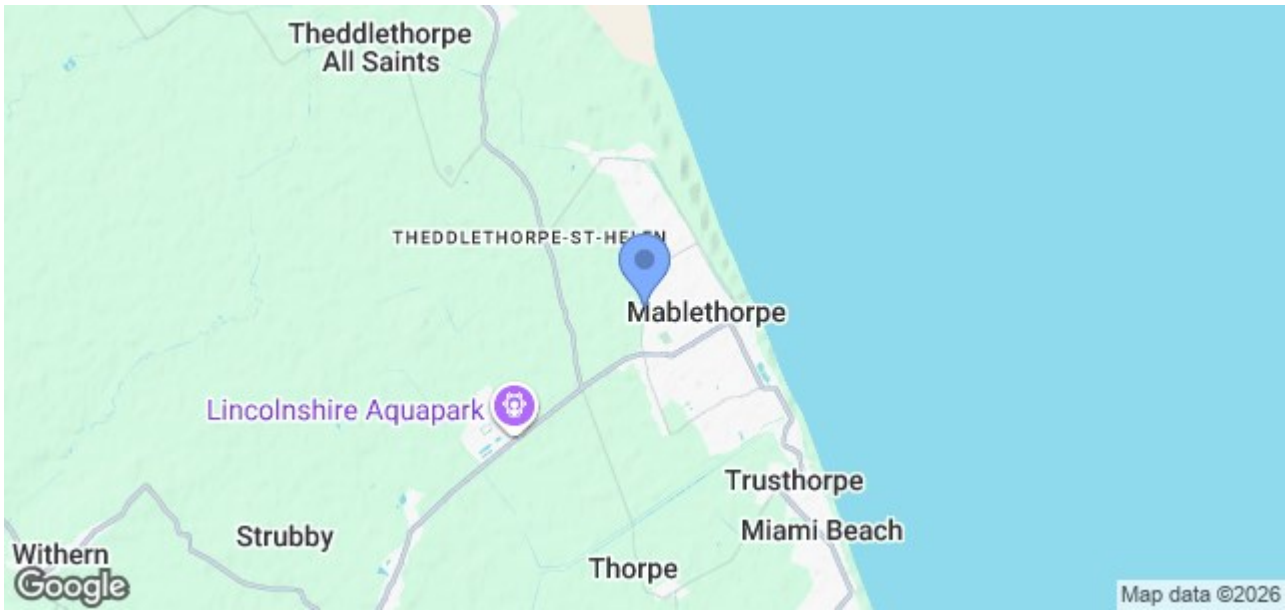
Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Number 179 Golf Road is situated about halfway along on your right hand side.