

Buy. Sell. Rent. Let.



Radio St Peters, Trusthorpe



2



1



1

When it comes to
property it must be


lovelle



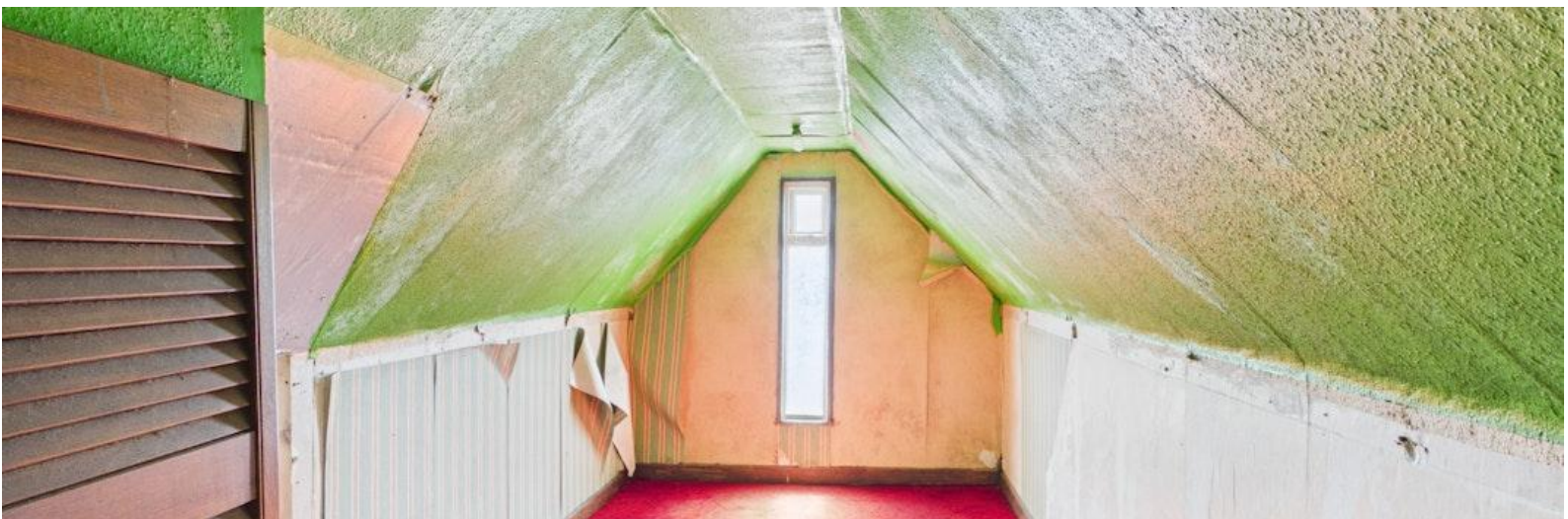
£85,000



Lovelles are pleased to bring to market this two bed semi detached dormer bungalow, in need of improvement. The property could be potentially a three bed with planning. The property comprises of a Hall, Lounge, Kitchen, two Bedrooms one with dressing area (potential third bedroom with planning) and a Bathroom. Externally, there is an enclosed rear garden, and a small front garden, plus on-street parking available close to the property. The property needs to be viewed to see what this property has to offer.

Key Features

- Semi Detached Dormer Bungalow
- No Onward Chain
- Stones Throw Away From The Beach
- Needs Improving
- Front and Rear Garden
- Two Bedrooms
- EPC rating U
- Tenure: Leasehold





Lovelles are pleased to bring to market this two bed semi detached dormer bungalow, in need of improvement. The property could be potentially a three bed with planning. The property comprises of a Hall, Lounge, Kitchen, two Bedrooms one with dressing area (potential third bedroom with planning) and a Bathroom. Externally, there is an enclosed rear garden, and a small front garden, plus on-street parking available close to the property.

Entrance Hall

1.82m x 4.03m (6'0" x 13'2")

With Upvc door giving entry, window to front elevation, power points, stairs to first floor and doors to all rooms.

Lounge

4.66m x 3.75m (15'4" x 12'4")

Dual aspect windows to front and side elevation, gas fire set in surround, power points and tv point.

Kitchen

2.16m x 3.07m (7'1" x 10'1")

Window to rear elevation, fitted kitchen with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, tiled splashbacks, power points, electric cooker point, space and plumbing for washing machine.

Bedroom One

2.18m x 3.08m (7'2" x 10'1")

Window to rear elevation and power points.

Bathroom

1.78m x 2.08m (5'10" x 6'10")

Obscure window to side elevation, a three piece suite comprising of bath with shower, sink, WC, tiled walls

Landing

Stairs up to bedroom two.

Bedroom Two

3.27m x 2.12m (10'8" x 7'0")

Window to front elevation, double bedroom, power points and built in wardrobes. Door into;

Dressing Area (Potential Third Bedroom)

4.92m x 2.14m (16'1" x 7'0")

Window to front elevation and built in cupboard

Rear Garden

To the rear is a low maintenance garden with fencing to all sides. With a timber gate giving you entry into the garden.

Front

The front of the property is laid to lawn. With parking in front of the property to provide off street parking.

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 restaurant.

Directions

From our office Head towards The Boulevard , Continue to follow A52 for 1.1 miles, Turn left onto Radio St Peters and the property can be found on the left hand side.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band A .Lovelles 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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Note

These particulars are for guidance only. Lovelles 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 Lovelles 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.



Floor 0



Floor 1

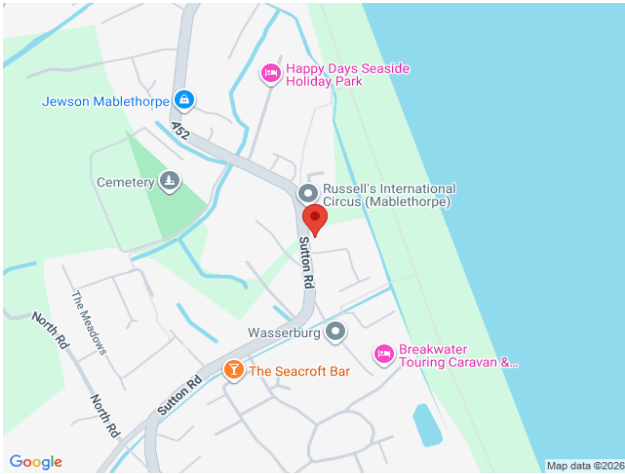
Approximate total area⁽¹⁾
703 ft ²
65.3 m ²
Reduced headroom
96 ft ²
8.9 m ²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



When it comes to **property**
it must be **lovelle**

01507 478297

Mablethorpe@Lovelle.co.uk

