

Buy. Sell. Rent. Let.



Alford Road, Sutton on Sea



4



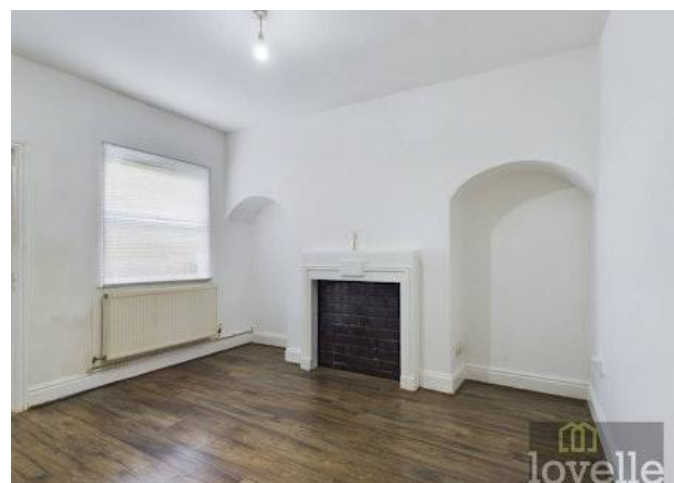
1



2

When it comes to  
property it must be

  
lovelle



Guide price £125,000

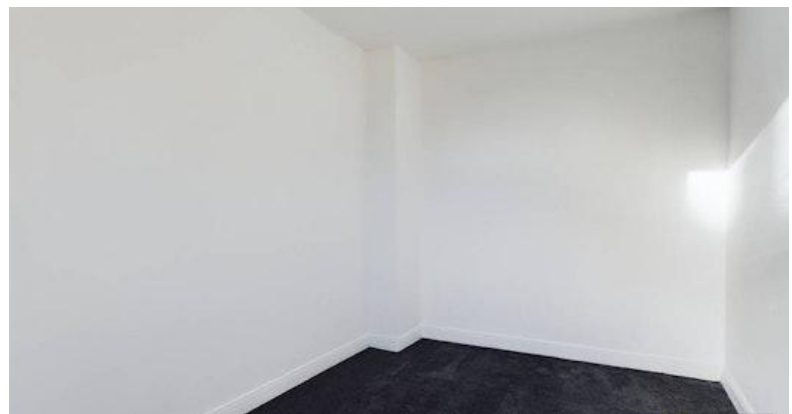


Being Sold Via Secure Sale Online Bidding. Terms and Conditions Apply, Starting Bid £125,000. Lovelle are pleased to bring to market this recently decorated FOUR BED mid terraced house situated in Sutton On Sea BEING SOLD with NO UPWARD CHAIN. The property is ideal for first time buyers who are looking to get on the property ladder. with-in walking distance to the beach and towns amenities. Viewing is a must!

#### Key Features

- Mid Terraced House
- Four Bedrooms
- No Chain
- Rear Courtyard
- Two Reception Rooms
- Close to town and the beach
- EPC rating D
- Tenure: Freehold







Being Sold Via Secure Sale Online Bidding. Terms and Conditions Apply, Starting Bid £125,000.

Lovelle are pleased to bring to market this recently decorated FOUR BED mid terraced house situated in Sutton On Sea BEING SOLD with NO UPWARD CHAIN. The property is ideal for first time buyers who are looking to get on the property ladder. with-in walking distance to the beach and towns amenities. Viewing is a must!

The property comprises of Hallway, Lounge, Dining Room, New Kitchen , Four Bedrooms and New Bathroom. With a private rear courtyard.

### Entrance Hall

5.01m x 0.88m (16'5" x 2'11")

Upvc front door , wall mounted consumer unit, staircase to first floor and radiator.

### Lounge

3.8m x 3.5m (12'6" x 11'6")

Bay window to front elevation, open fire in feature surround, power points and radiator.

### Dining Room

3.85m x 2.97m (12'7" x 9'8")

Window to rear elevation, radiator, power points , space for dining table and door into;

### Kitchen

3.66m x 2.04m (12'0" x 6'8")

Dual aspect windows to side elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink with drainer, cooker point with extractor over, part tiled walls, radiator and power points. Door leading out to courtyard.

### Landing

3.88m x 1.77m (12'8" x 5'10")

Doors to all rooms and radiator.

### Bedroom One

3.81m x 4.21m (12'6" x 13'10")

Dual aspect windows to front elevation, double bedroom, radiator and power points.

### Bedroom Two

3.84m x 2.58m (12'7" x 8'6")

Window to rear elevation, double bedroom, radiator and power points.

### Bathroom

3.66m x 2.05m (12'0" x 6'8")

Obscure window to rear elevation, a three piece suite comprising of bath with shower attachment over, wash hand basin and WC, built in cupboard housing the 'Valiant' boiler, part tiled walls , extractor fan and radiator.

### Landing

3.88m x 1.76m (12'8" x 5'10")

Loft access and doors to:

### Bedroom Three

3.8m x 4.53m (12'6" x 14'11")

Dual aspect windows to front elevation, double bedroom, radiator and power points.

### Bedroom Four

3.87m x 2.55m (12'8" x 8'5")

Window to rear elevation, double bedroom, radiator and power points.

### Rear Courtyard

Private courtyard garden with timber fencing and brick wall for privacy and to define boundary. Rear access via a side gate out onto Victoria Road.

### Location

Sutton On Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including primary school, doctors surgery, range of shops and businesses being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

### Directions

From our office on Victoria Road, turn left and travel south along the A52. Continue along the A52 through Trusthorpe and towards Sutton on Sea. Once you reach Sutton on Sea High Street, at the roundabout, take the second exit onto Alford Road, once on Alford Road follow the road and the property can be found on the left hand side.

### 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 Note

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.

## 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.

## Energy Performance Certificate

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.

## Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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

**lovelle**

01507 478297

Mablethorpe@Lovelle.co.uk

