



CHOICE PROPERTIES

Estate Agents

4 Chalet Gardens, Off Ivel Close,
Mablethorpe, LN12 1LZ

Reduced To £83,000



Reduced by motivated seller for a quick sale Choice Properties are excited to bring to the market this one bedroom semi detached non-standard construction bungalow, situated in a quiet residential position within close proximity to the golden sandy beaches that Mablethorpe has on offer. Offering an interesting potential investment opportunity with the property being able to be sold with tenants in situ or with vacant possession. Early viewing is advised.

Having undergone renovation works including solar panels under a government grant and a new consumer unit, the accommodation comprises:-

Reception Room

9'08" x 8'09"

Sliding patio doors opening into the Reception Room, which is currently utilised as the main bedroom, with laminate flooring and a TV aerial.

Kitchen

9'06" x 11'06"

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, four ring ceramic hob with extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls, laminate flooring and the kitchen also houses the wall mounted consumer unit and solar panel controls. Doors to:

Sun Room

9'09" x 11'02"

Featuring triple aspect windows, laminate flooring, a TV aerial and a single uPVC door opening out to the rear garden.

Lobby

2'05" x 2'06"

Doors to:

Bedroom

9'08" x 7'07"

Currently used as a store room with laminate flooring.

Bathroom

6'10" x 5'02"

Fitted with a three piece suite comprising a cladded bath tub with single hot and cold taps and electric shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled; partly cladded walls and tiled flooring.

Driveway

Providing off road parking for up to three vehicles.

Garden

The property is fronted by a fully enclosed garden, laid with paving slabs for ease of maintenance.

To the rear of the property you will find a well utilised space with a number of timber sheds; ideal for outside storage.

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

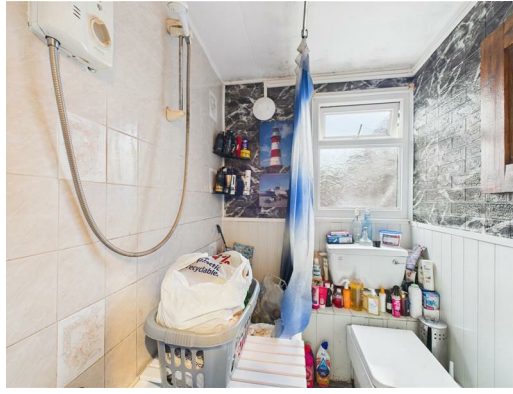
Website: www.e-lindsey.gov.uk

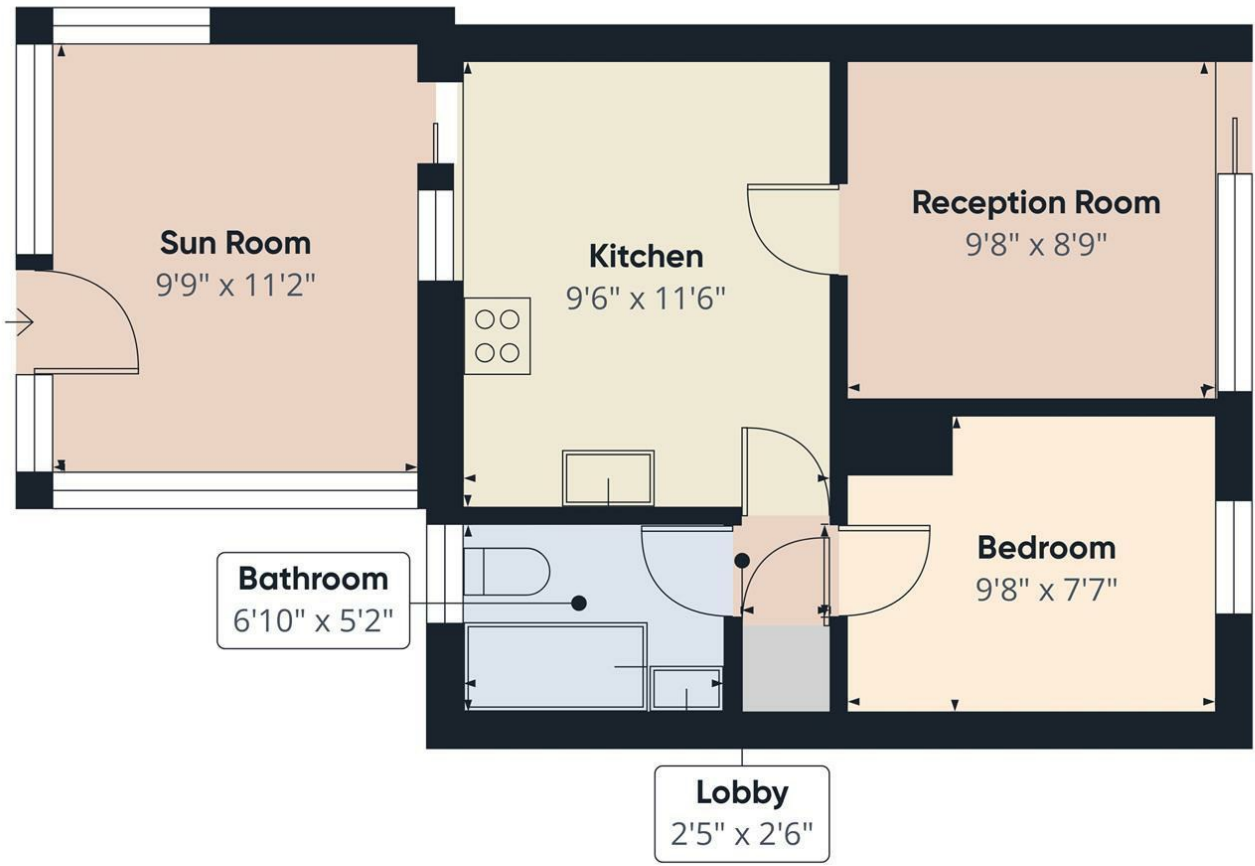
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Additional note

Please note that we believe the property to be of non-standard construction.

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.





Approximate total area⁽¹⁾
423 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.

GIRAFFE360



Directions

Upon leaving the Mablethorpe 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. Carry on until you reach Chalet Gardens and the property can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

