

Buy. Sell. Rent. Let.



Cambridge Road North, Mablethorpe



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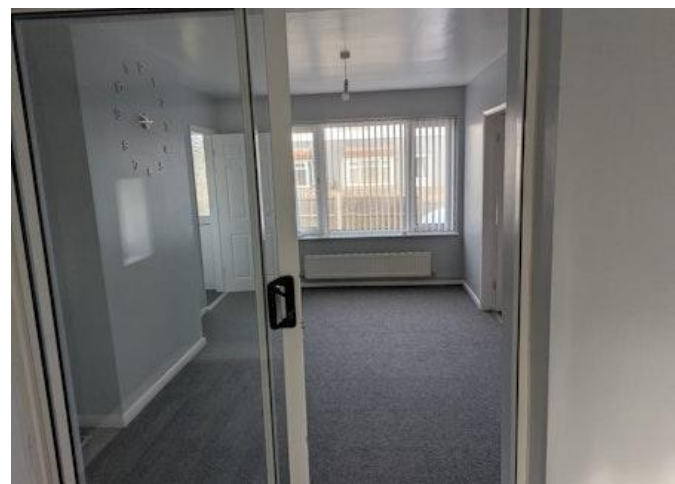
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When it comes to
property it must be


lovelle



£169,950



Lovelles are pleased to bring to market this pleasant two bed detached bungalow situated in a excellent position within walking distance to the beach. The property is being sold with no upward chain and is move in ready!!

Key Features

- Being sold with NO UPPER CHAIN
- Detached Bungalow
- Close To The Beach
- Short Distance To Town centre
- Two Bedrooms
- Bathroom
- EPC rating D
- Tenure: Freehold



Lovelles are pleased to bring to market this pleasant two bed detached bungalow situated in an excellent position within walking distance to the beach. The property is being sold with no upward chain and is move in ready!! The property comprises of Hallway, Lounge, Kitchen, Sunroom, Two Bedrooms and Bathroom. With Rear and Front Gardens and Driveway.

Hallway

Upvc door to front entrance with obscure windows, radiator, power points, a built in storage cupboard and doors to all rooms.

Lounge

Window to front elevation, radiator, power point, tv point and sliding patio doors lead into the sunroom.

Kitchen

Triple aspect windows to front, side and rear elevation, a fitted kitchen with a range of wall and base units with counter top, one bowl stainless steel sink unit with drainer, four ring hob with extractor hood over, integrated oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, radiator, power points and tiled splashback. The wall mounted 'Ideal' combination boiler is housed in the kitchen. With door leading out to the side of the property.

Sun Room

Window to rear and side elevation, radiator and door to rear garden.

Bedroom One

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

Bedroom Two

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

Bathroom

Obscure window to front elevation, a three piece suite comprising of bath with shower over, pedestal wash hand basin, WC, partly tiled walls and access to the loft.

Rear

To the rear is a fully enclosed and private rear garden with fencing to all sides. The garden is low maintenance laid to shingle with a patio seating area. With a timber garden shed.

Front

The front of the property is laid to lawn with a timber fencing to define the boundary. There is a paved area to the side to provide off road parking.

Location

Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

Directions

From our office Head towards Knowle Street, Turn right onto High Street, High Street turns left and becomes Quebec Road, Turn left onto Links Avenue, Turn right at the 1st cross street onto Cambridge Road North. 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 B.

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. 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 Notes

This property currently has tenants in the property that have already been served notice under the section 21 rules. 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

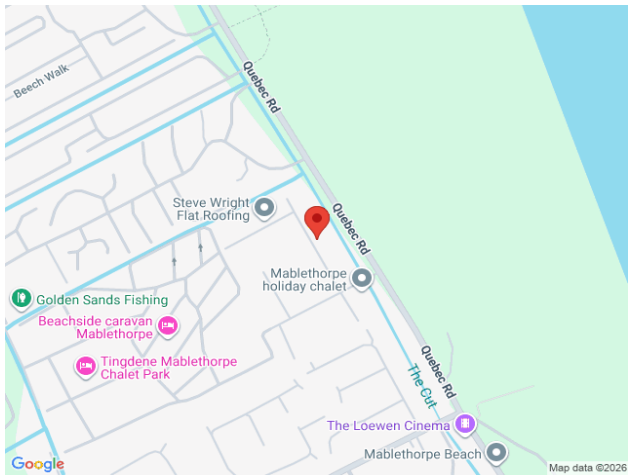
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.

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



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