



CHOICE PROPERTIES

Estate Agents

Wayback Sea Road,
Anderby, PE24 5YD

Offers Over £200,000



A fantastic project opportunity with excellent potential.

Wayback is a two / three bedroom detached house situated on a good-sized plot in the popular coastal village of Anderby. The property is in need of updating and modernisation throughout, offering an exciting opportunity for buyers looking to create a home to their own taste or investors seeking a project with potential. The accommodation provides two / three bedrooms, with the detached layout and generous plot offering plenty of scope for improvement and enhancement, subject to any necessary planning permissions. This property would make an ideal investment opportunity, renovation project or family home, with significant potential to add value through refurbishment and modernisation. The property is being offered chain free, allowing for a straightforward purchase.

Accommodation comprising :

Lounge

18'8 x 9'7

Double glazed window to front and rear, double glazed French doors to rear opening to garden, open fire, radiator.

Dining Room

12'1 x 9'10

Double glazed door to front, double glazed window to front, wood burner.

Kitchen

9'4 x 7'8

Two double glazed windows to side, double glazed door to front, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for appliances, part tiled walls.

Inner Hall

Double glazed window to rear, stairs to first floor landing, under stairs storage cupboard.

Bathroom

Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shower fitted above bath, glazed shower screen door, airing cupboard, heated towel rail, part tiled walls.

Landing

Access to:

Bedroom One

13'6 x 10'

Double glazed window to front.

Bedroom Two

12'10 x 10'1

Study / Office

10'7 x 8'

Limited head height, double glazed window to side.

Garden

Surrounding the property, mainly laid to lawn, flowers, trees and shrubs, fruit trees, pond, patio area, green house.

Utility Room

Outside access, plumbing for washing machine, power and light.

Timber Cabin

Double glazed window to side, power and light.

Workshop

Window to front, door to side, power and light.

Store

Timber store

Driveway

Providing ample off road parking space.

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 C

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.

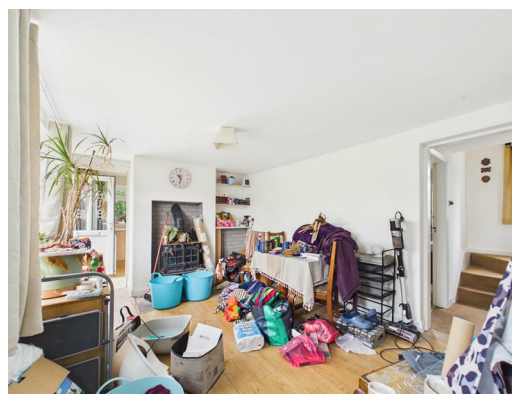
Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

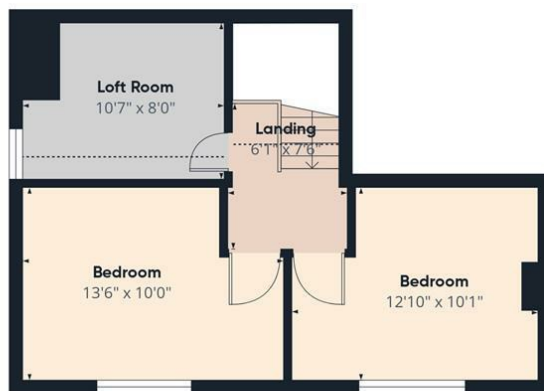
Contact Choice Properties on 01507 462277

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Floor 0



Floor 1



Approximate total area⁽¹⁾

923 ft²

Reduced headroom

111 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Please use postcode of PE24 5YD to locate the property

