



CHOICE PROPERTIES

Estate Agents

11 Chalfont Avenue,
Mablethorpe, LN12 1QP

Price £185,000



Choice Properties are delighted to bring to the market this spacious two bedroom semi detached bungalow which sits on a sizeable plot at the end of a quiet cul de sac only a short walk from the beach. This fantastic property offers a large garden, driveway, hard standing for a garage and early viewing is advised.

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

Entrance Hall

Door to:-

Reception Room

Electric fire set into featured timber surround with marble hearth, TV Aerial point, centre lighting.

Kitchen

Fitted with a range of wall and base units with worktops over, resin sink unit with drainer and mixer taps, integrated electric oven with four ring gas hob and extractor fan over, partly tiled walls, square arch opening into:-

Sunroom

Double opening French patio doors leading into the rear garden.

Bedroom 1

Spacious double bedroom, built in airing cupboard, door leading into the sun room.

Bedroom 2

Cupboard housing the gas and electric meters, consumer unit, programming controls for the central heating.

Shower Room

Fitted with a three piece suite comprising shower enclosure with an electric shower over, hand wash basin set in vanity unit, dual flush wc.

Side Conservatory

Tiled flooring, doors to the front and rear aspect, plumbing for a washing machine.

Driveway

Gravelled driveway providing ample parking for several vehicles.

Garden

The property is fronted by a low level brick wall with a single pedestrian gate leading to the front garden which has been gravelled for ease of maintenance. To the right of the property is a large gate leading to the large gravelled driveway. Directly to the rear of the Sun Room is a covered patio area, this in turn leads on to the large rear garden. This is mostly laid to lawn with raised flower beds. A greenhouse and useful timber shed are also included in the sale. Furthermore, the current owner has created a hard standing ready for a new owner to erect a garage if desired.

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 A.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm

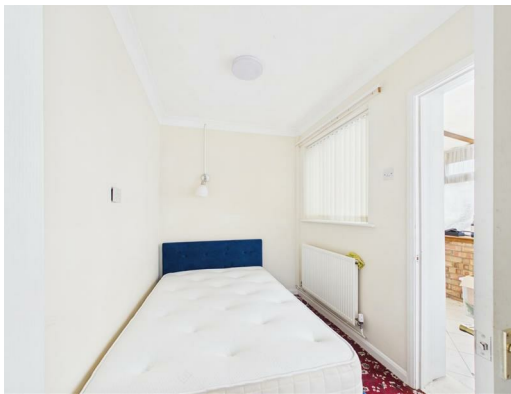
Saturday: 9am - 3pm

Making An Offer

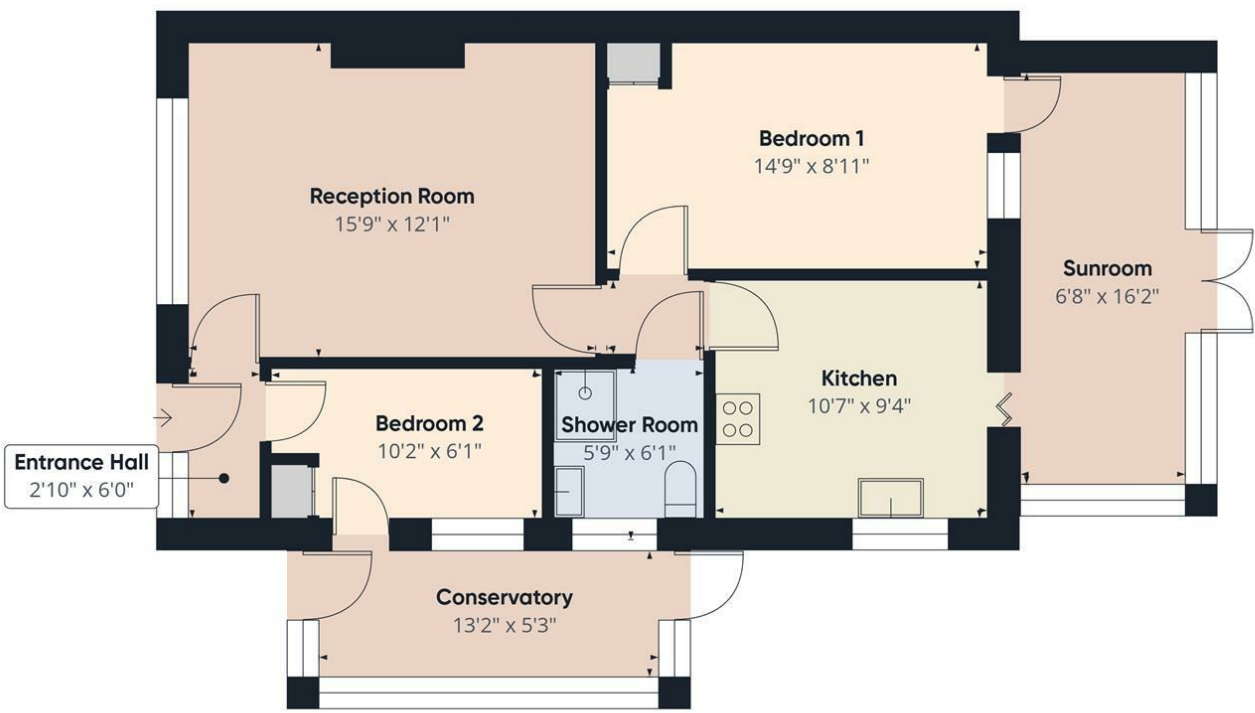
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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^m
743 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.

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Directions

Upon leaving our 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 and take your second left onto Links Avenue. Chalfont Avenue is the 2nd turning on your right. Number 11 can be found towards the bottom of the road on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			67
(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	

