



CHOICE PROPERTIES

Estate Agents

14 Bray Avenue,
Trusthorpe, LN12 2PS

Price £195,000



Choice Properties are delighted to present this beautifully maintained two-bedroom semi detached bungalow. This well maintained property is situated in a pleasant cul-de-sac location. The property offers bright accommodation throughout. Externally, the property benefits from well-kept gardens, off-road parking, and a garage. Situated in a desirable residential area near the coast, early viewing is highly recommended to appreciate everything this lovely home has to offer.

With the added benefit of gas central heating and UVPC double glazing throughout, and solar panels owned outright, the abundantly bright internal living accommodation comprises:-

Entrance porch

20'0 x 5'8

Double glazed windows, radiator, wall mounted "Worcester" combination boiler, door leading to:

Kitchen

12'11 x 10'10

Fitted with wall and base units, integrated oven and electric hob with extractor over, plumbing for a washing machine, space for a fridge/ freezer, 1.5 bowl stainless steel sink unit and drainer with mixer tap. Radiator, double glazed window to the rear aspect.

Reception Room

10'10 x 12'8

Light and airy reception room, featured electric fireplace, box bay window to front aspect, radiator.

Hallway

2'9 x 5'9

Access to the boarded loft space, velux window in the loft, doors leading to:

Bedroom 1

10'0 x 12'3

Fitted wardrobes, fitted overhead storage, radiator, double glazed window to front aspect.

Bedroom 2

8'9 x 7'9

Radiator, double glazed window to rear aspect.

Shower room

5'7 x 5'10

Three piece suite comprising low level w.c, pedestal wash hand basin with mixer tap, tiled shower cubicle, tiled walls, frosted double glazed window.

Garden

To the rear of the property is a privately enclosed garden with timber fencing and hedges to the boundaries. The well maintained garden is mainly laid to lawn but also benefits from an attractive paved patio area.

Garage

Electric supplied.

Driveway

Provides off road parking.

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 443777

Opening hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

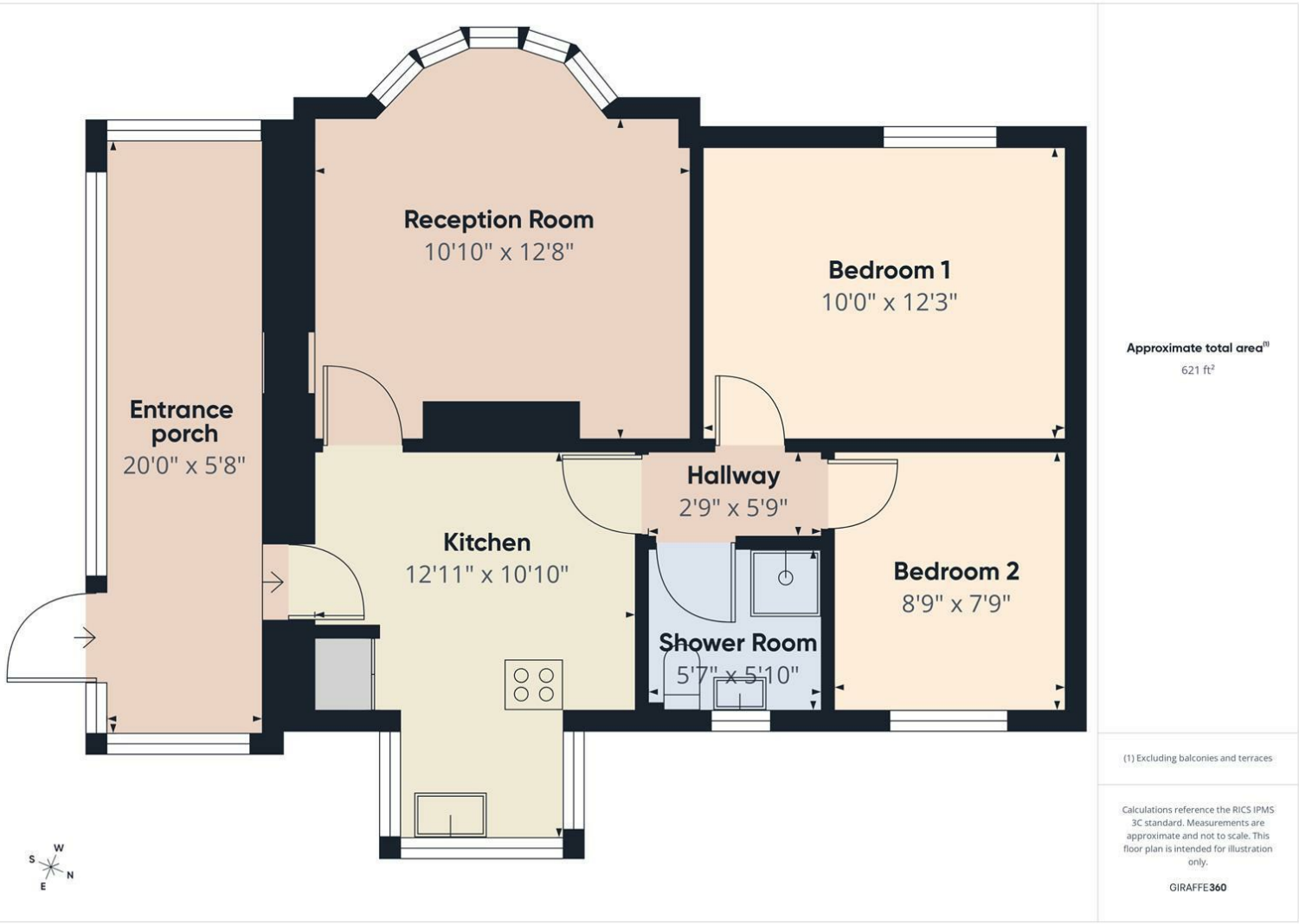
Making an offer

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
621 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

From our Sutton on Sea office head north along (A52) Mablethorpe. As you enter Trus Thorpe turn right just before the bend into Bray Avenue. Number 14 can be found at the end of the cul-de-sac.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	80
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			

