CHOICE PROPERTIES

Estate Agents

2 Bohemia Way, Sutton-On-Sea, LN12 2GF

Reduced To £80,000

Choice Properties are pleased to present for sale this two bedroom terrace bungalow, situated a stones throw from Sutton on Sea's 'Blue Flag' award winning beach. Offering a well maintained interior accommodation, as well as privately enclosed gardens to the rear, early viewing is advised with the property being further offered with no onward chain.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
naea | propertymark PROTECTED

Featuring electric heating throughout, the well maintained accommodation comprises:-

Kitchen
4'06" x 6'10"
Front door from the communal entry leading into the kitchen; fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring hob, integrated electric oven, partly tiled walls and an open plan design with the:

Reception Room
12'01" x 10'01"
Light and airy reception room fitted with a TV aerial, inset spot lighting and sliding patio doors to the garden. Doors to:

Bedroom 1
6'08" x 9'05"
Double bedroom with a fitted single wardrobe and loft access.

Bedroom 2
6'08" x 7'01"
With loft access.

Shower Room
5'04" x 6'05"
Fitted with a three piece suite comprising a shower cubicle with electric shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, 'Dimplex' wall heater, inset spot lighting and tiled splashbacks.

Garden
To the rear of the property you will find a privately enclosed garden laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a useful timber shed and a gate to the rear for rear access to and from the garden.

Tenure
Leasehold. The property features the remainder of a 99-year lease which was issued in the year 2000. Ground rent and service charge are combined and is £1,311.84 annually.

Viewing arrangements
Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening hours
Opening hours - Mon-Fri 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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

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)

307 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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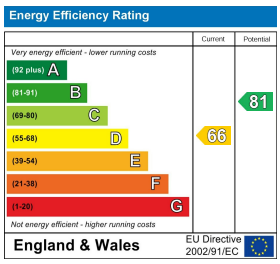
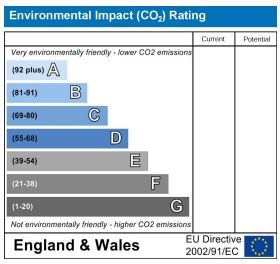
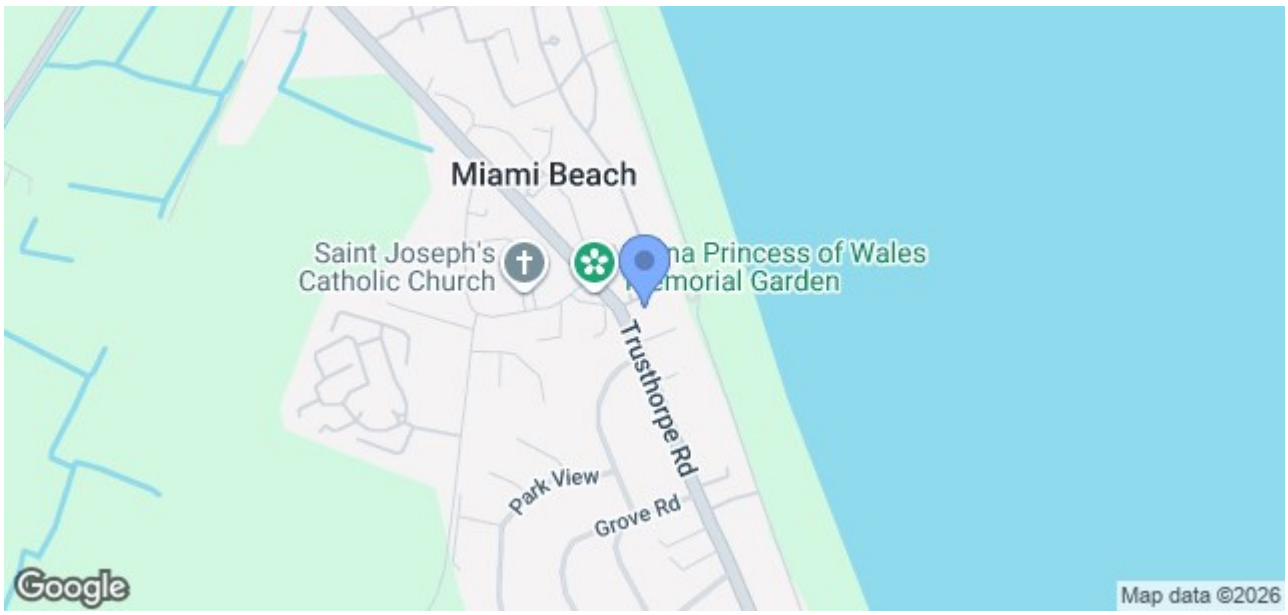
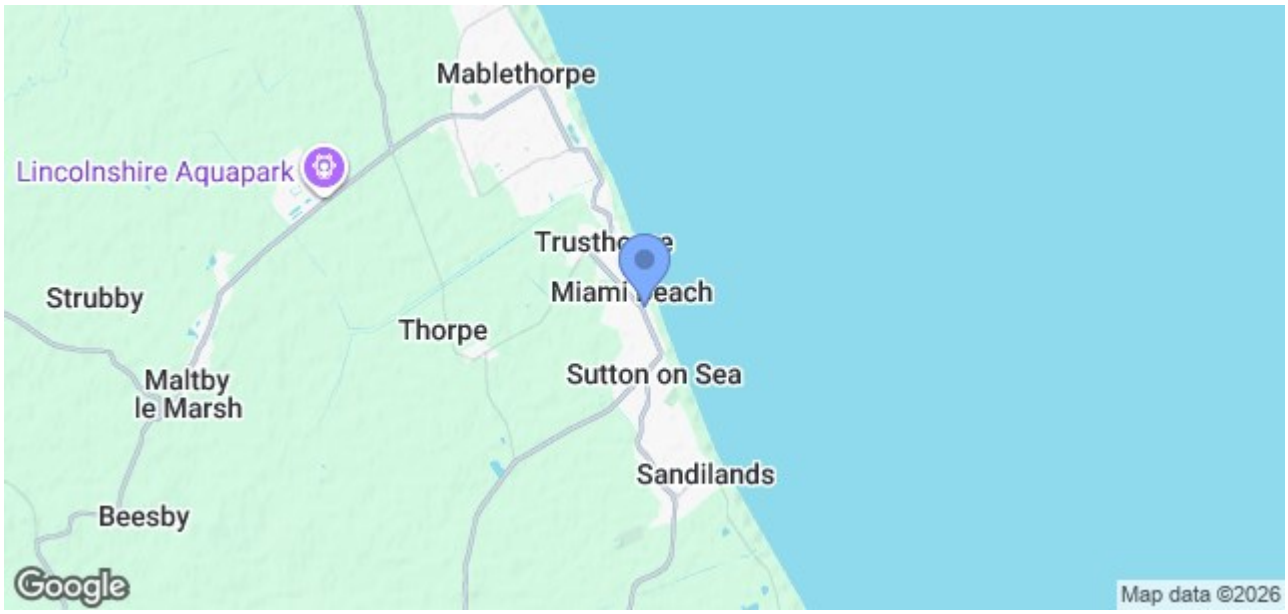
Directions

From our Sutton on Sea office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and Bohemia Way can be found approximately half way along on your right hand.