CHOICE PROPERTIES

Estate Agents

29b Victoria Road, Mablethorpe, LN12 2AF

Price £169,950

Choice Properties are delighted to offer for sale this well maintained three bedroom semi-detached house, situated just a stone's throw away from both the town and the beach, this home offers the best of both worlds. The property further benefits from a generously sized rear garden, which is perfect for families and is being offered with no onward chain.

Don't miss this opportunity to own a piece of seaside paradise in the heart of Mablethorpe. This property is perfect for those seeking a peaceful retreat by the coast while still being close to all the amenities the town has to offer. Early viewing is highly advised.

Offering generously proportioned rooms throughout, the abundantly light and bright accommodation comprises:-

Hallway
Staircase to the first floor, radiator, power points, fully carpeted.

Kitchen
15'0' x 11'7'
Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, cooker point with extractor hood over, wall mounted 'Ideal' combination boiler, partly tiled walls, wall mounted fuse box, power points, radiator.

Reception room
12'0' x 11'8'
Feature fireplace with tiled hearth and wooden mantle., TV Aerial point, radiator, power points, fully carpeted.

Landing
Fully carpeted, power points.

Bedroom 1
11'0' x 9'0'
Double bedroom, power points, radiator.

Bedroom 2
11'0' x 8'7'
Double bedroom, power points, radiator.

Bedroom 3
9'0' x 8'6'

Bathroom
11'9' x 6'0'
Fitted with a three piece suite comprising panelled bath with mixer tap and main shower over, pedestal wash hand basin with single taps, dual flush w.c., chrome heated towel rail, partly tiled walls, extractor fan.

Garden
To the rear of the property you will find a privately enclosed garden with timber fencing and hedging to the boundaries with gravelled borders. The garden is paved for ease of maintenance, with double timber gates to the side aspect. The electric meter box is located outside on the wall of 29a Victoria road and is the middle one.

Tenure
Freehold.

Council tax band
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth,
LN11 8UP
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.

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.

Viewing arrangements

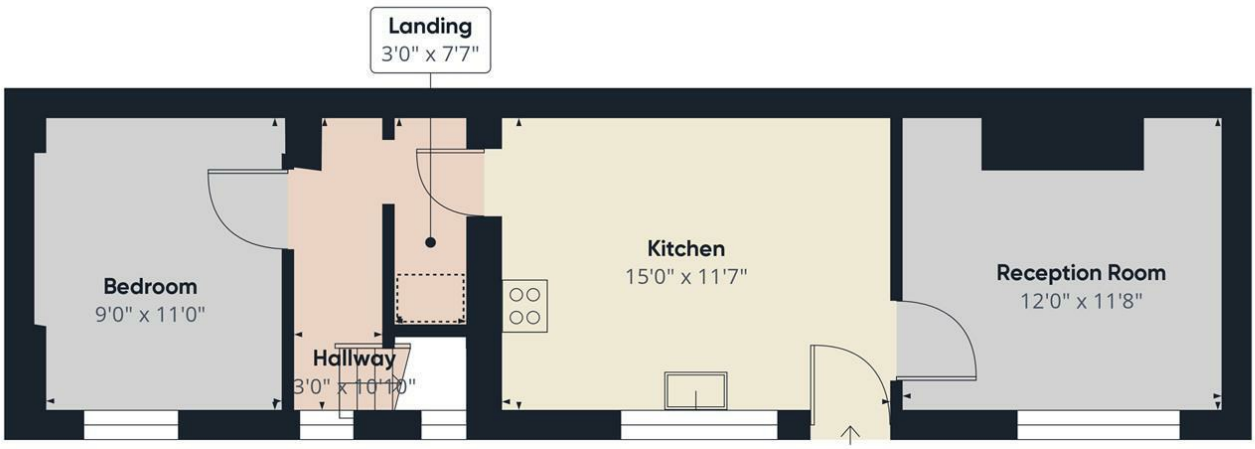
Viewing by appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

29



Floor 0

Floor 1

Approximate total area(1)

796.64 ft²

Reduced headroom

4.84 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Directions

From our Mablethorpe Office, turn left on Victoria Road and number 29b can be found set back off the road on the left hand side.