CHOICE PROPERTIES

Estate Agents

19 Golf Road, Mablethorpe, LN12 1LS

Reduced To £152,000

Choice Properties are proud to bring to market this three bedroom terrace cottage additionally benefitting from generous garden and is located in a quiet residential position enviably close to the beach.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Offering huge potential to modernise throughout, the internal accommodation comprises:

Hallway
11'6" x 6'6"
Stairs to first floor, built in storage units.

Reception room
11'" x 13'02"
Spacious reception room, wooden beams to the ceiling, TV Ariel point.

Kitchen
16'07" x 6'10"
Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and single taps, integral cooker with four ring gas hob and stainless steel extractor over, plumbing for a washing machine, space for fridge/freezer, part tiling to the walls, storage cupboard housing boiler.

Bedroom 1
17'08" x 6'04"
Double bedroom.

Bedroom 2
9'11" x 8'02"

Bedroom 3
9'11" x 8'02"

Bathroom
5'07" x 6'06"
Fitted with a three piece suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin with single taps, close coupled wc, tiled splash backs.

Parking
Paved parking located directly outside the cottage and benefitting from further parking adjacent to the property. All owned by the current Vendor.

Garden
To the rear of the property you will find a most generous laid to lawn garden with timber fencing to the boundaries with gated frontage. There is a raised decking section to the font and large storage shed to the bottom of the lawn. To the side of the garden is a private patio seating area.

Tenure
Freehold

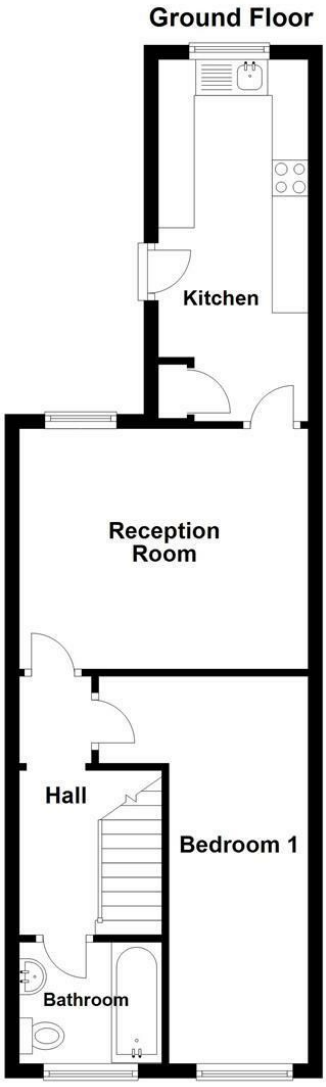
Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

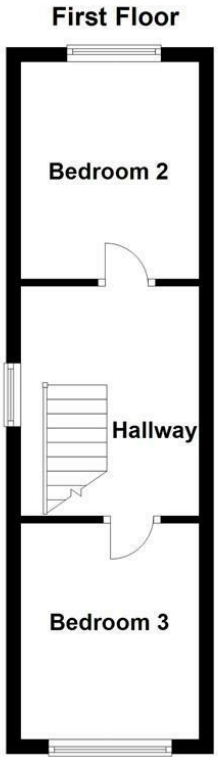
Opening hours
Monday to Friday 9.00 a.m to 5.30 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

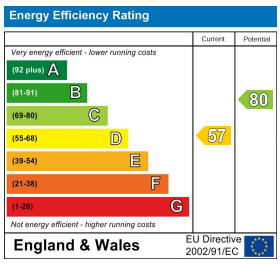
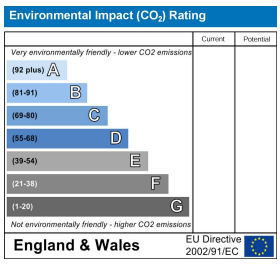
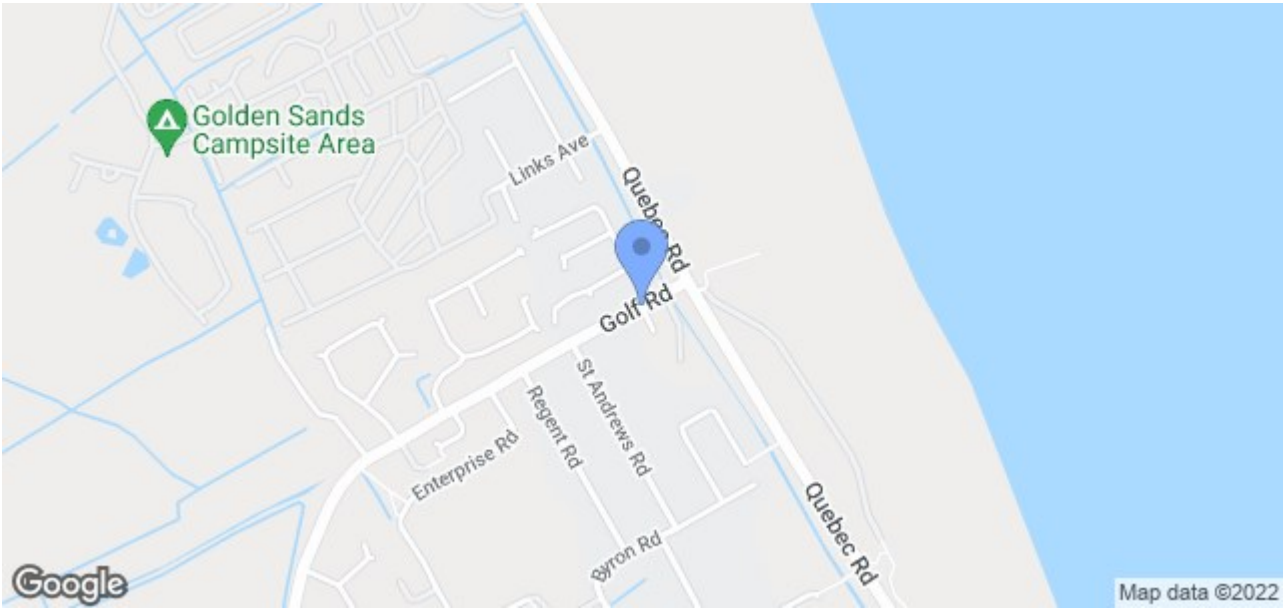
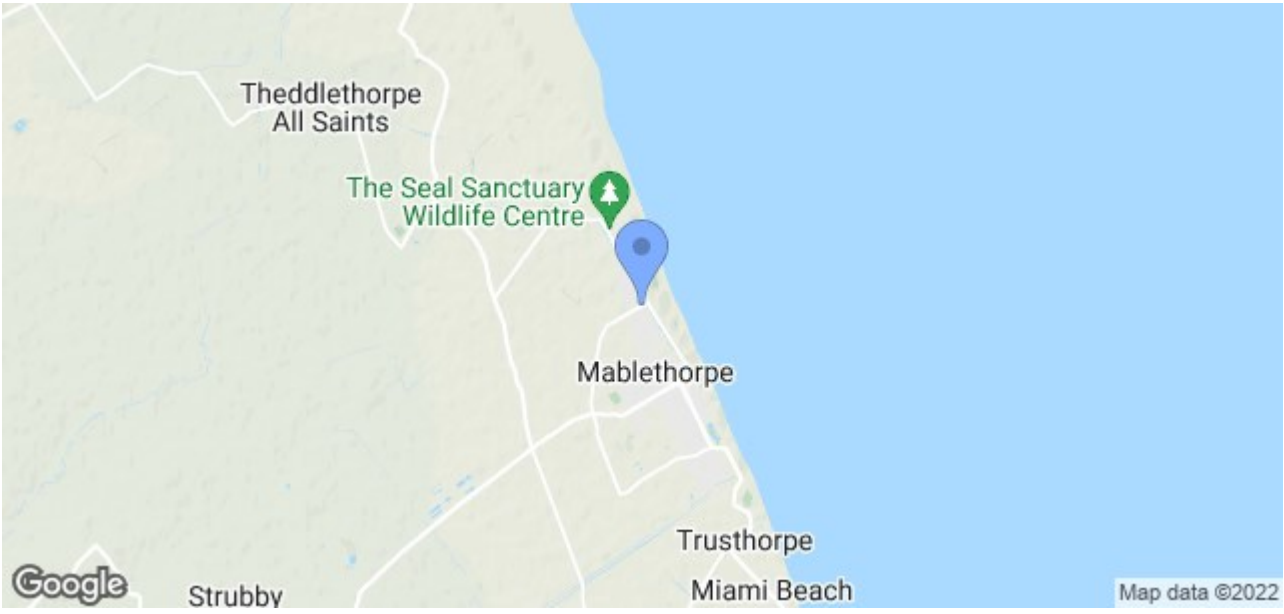
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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


Ground Floor
Kitchen
Reception Room
Hall
Bedroom 1
Bathroom


First Floor
Bedroom 2
Hallway
Bedroom 3

Directions

Upon leaving the 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 until you reach the cinema then take your immediate left onto Golf Road. A road named Ivel Close will be a short way along on your right hand side and opposite that turning on the left hand side of Golf Road is a private lane which leads down to number 19 Golf Road.