



CHOICE PROPERTIES

Estate Agents

5 Regents Mews Victoria Road,
Mablethorpe, LN12 2AQ

Price £155,000



Choice properties are delighted to offer for sale this two bedroom terrace house situated in a sought after position, just a short walk from the town, local amenities and Mablethorpe's award winning beaches. The property further benefits from enclosed garden with parking space and is being offered with no onward chain. Early viewing is highly advised!

The well laid out and abundantly light accommodation comprises:-

Entrance Hall

3'9"x3'4"

With staircase to the first floor, door to:-

Kitchen

12'0"x8'0"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral cooker, for ring gas hob with featured stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, uPVC double glazed window, wall mounted fuse box.

Hallway

3'2"x5'7"

With built in storage cupboard.

Reception Room

11'8"x11'1"

Abundantly light reception room, uPVC double glazed window to the rear aspect, uPVC double glazed French double opening patio doors to the rear aspect, TV Aerial point, telephone point.

WC

4'10"x2'9"

Fitted with a two piece suite comprising wash hand basin and w.c., tiled splashbacks.

Landing

8'3"x5'11"

With loft access.

Bedroom 1

11'8"x11'2"

Double bedroom with uPVC double glazed window.

Bedroom 2

7'0"x11'1"

With uPVC double glazed window.

Bathroom

8'4"x4'9"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with single taps, w.c., tiled splash backs, extractor fan.

Garden

Enclosed rear garden with timber fencing to the boundaries. Low maintenance artificial grass with decorative borders.

Parking

Allocated parking space.

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.

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

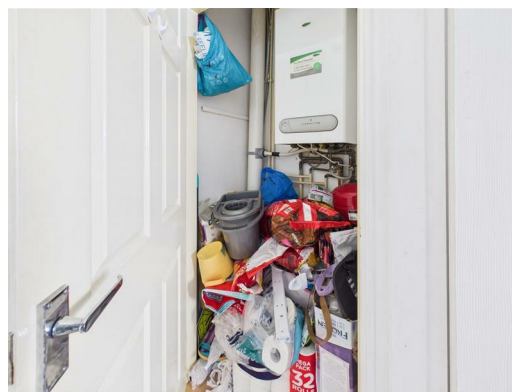
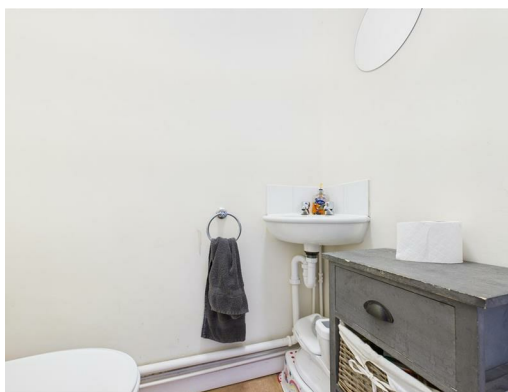
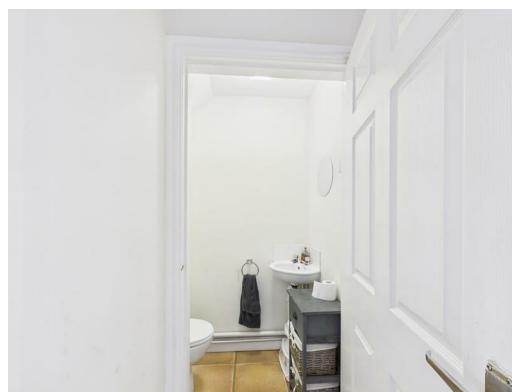
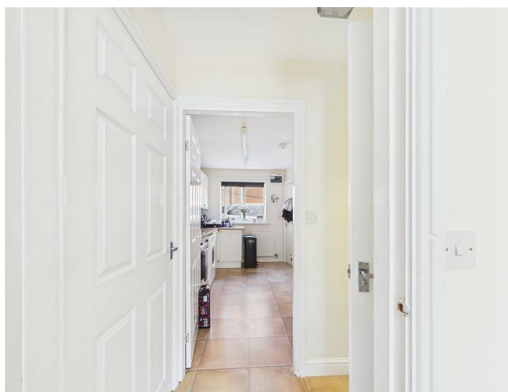
Viewing by Appointment through Choice Properties Mablethorpe on 01507 472016

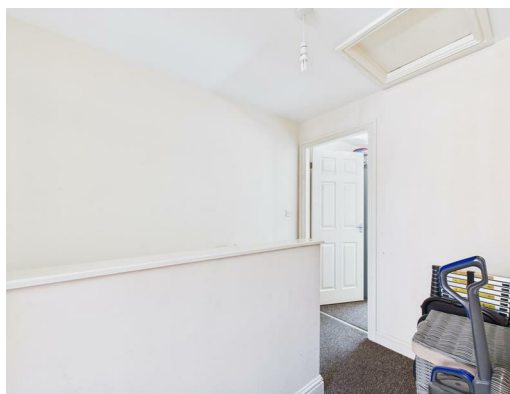
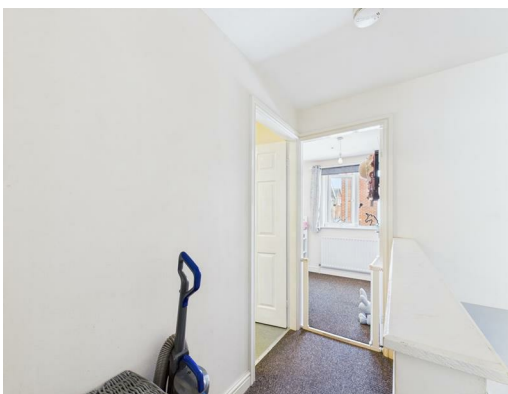
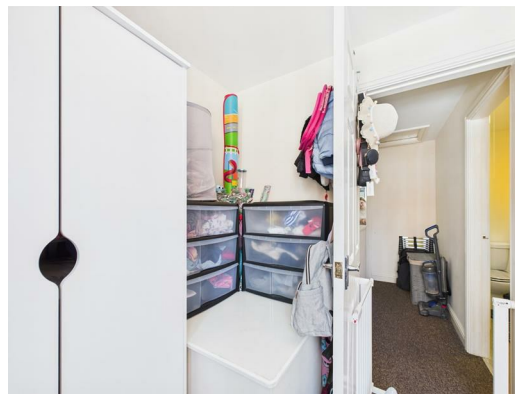
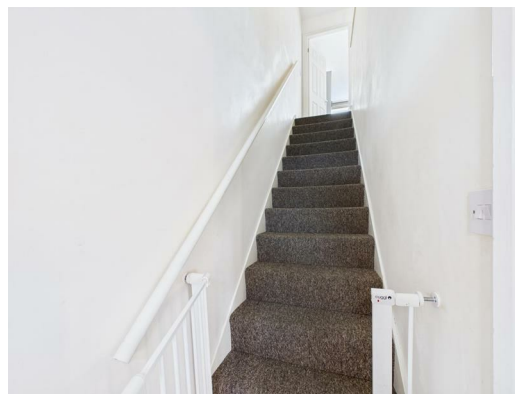
Opening Hours

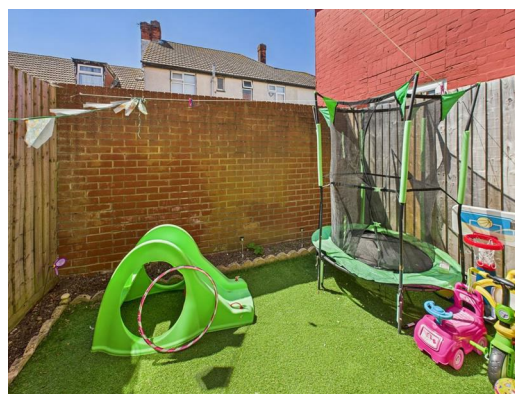
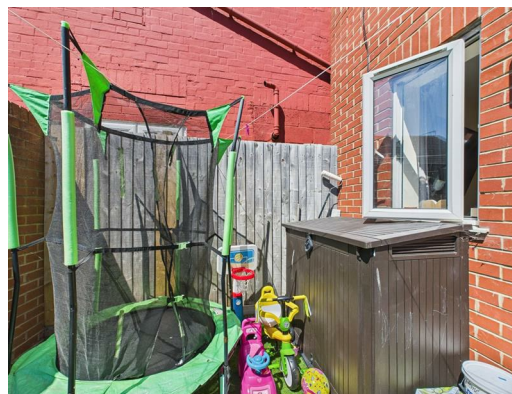
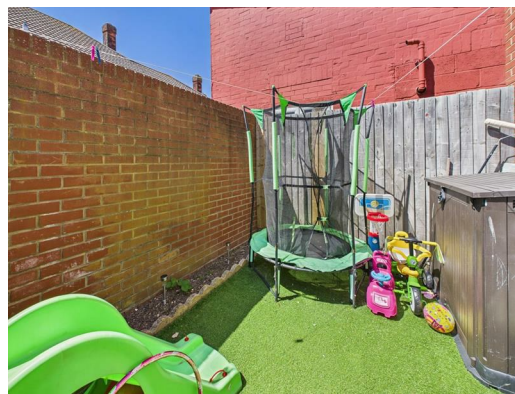
9am - 5pm Monday to Friday

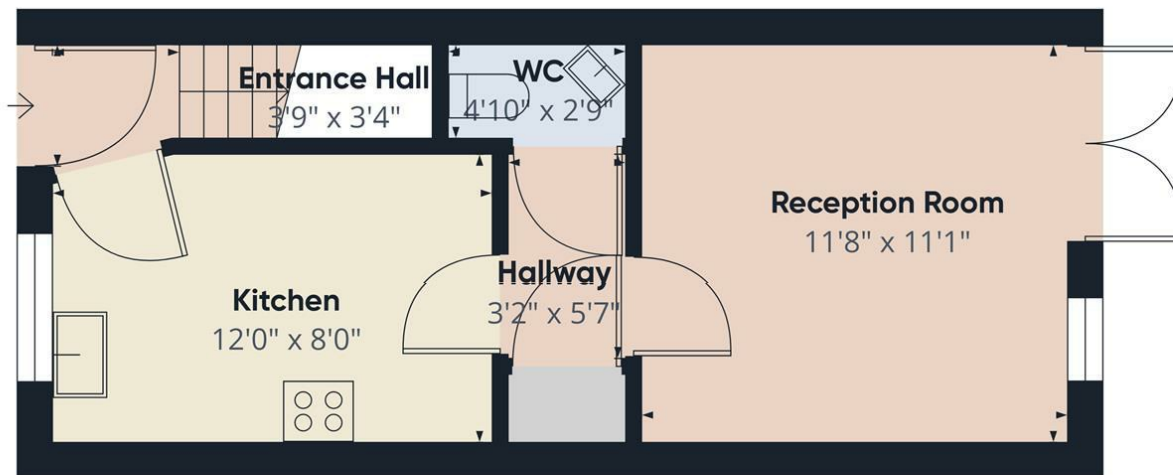
9am - 3pm Saturday

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.



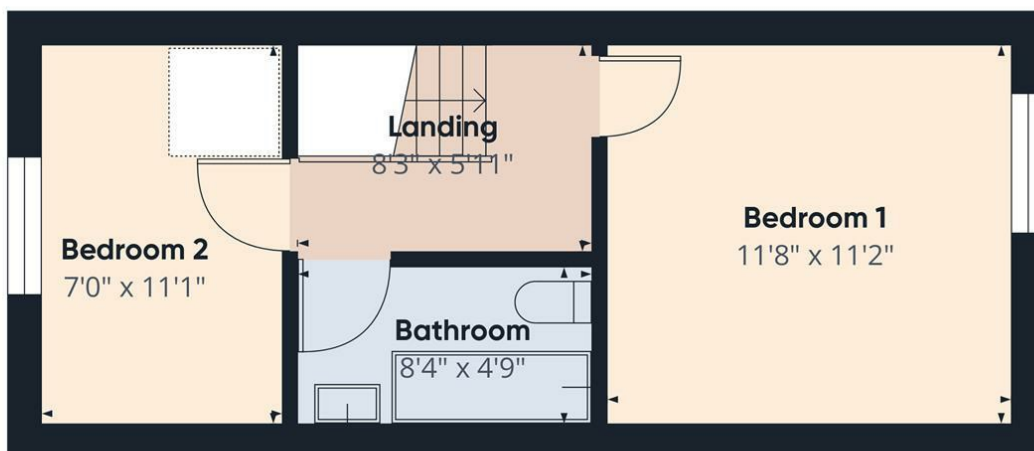






Floor 0

Approximate total area^m
568 ft²



Floor 1

(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.

GIRAFFE360

Directions

