CHOICE PROPERTIES
Estate Agents

3 Byron Road, Mablethorpe, LN12 1HZ

Price £159,950

Choice Properties are delighted to bring to the market this ideally positioned two bedroom semi-detached bungalow, situated just a short walk from the local amenities and the award winning Blue Flag golden sandy beaches. Early viewing is certainly advised!

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Benefitting from gas central heating and uPVC double glazing, the accommodation comprises:

Entrance Hall
uPVC entrance door. Loft access. Radiator. Doors to:

Reception Room
Light and airy reception room. TV aerial point. Radiator.

Kitchen
Fitted with wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, integrated oven and four ring induction hob with extractor over, plumbing for a washing machine. Tiled flooring. Radiator. uPVC rear door to the garden.

Bedroom 1
Double bedroom. Radiator.

Bedroom 2
Double bedroom. Radiator.

Bathroom
Fitted with a three piece suite comprising a panelled bath tub with taps and shower attachment over, pedestal hand wash basin and wc. Tiled flooring. Radiator.

Gardens
The property is fronted by a low level brick wall and gardens which are lawned for ease of maintenance. These lawned gardens also extend to the side of the property. To the rear, you will find an enclosed courtyard garden with timber fencing to the boundaries.

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.

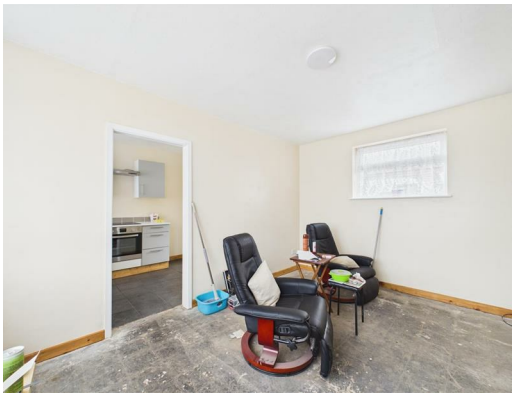
Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

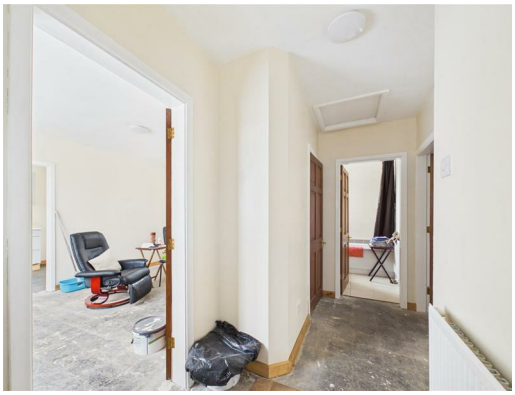
Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

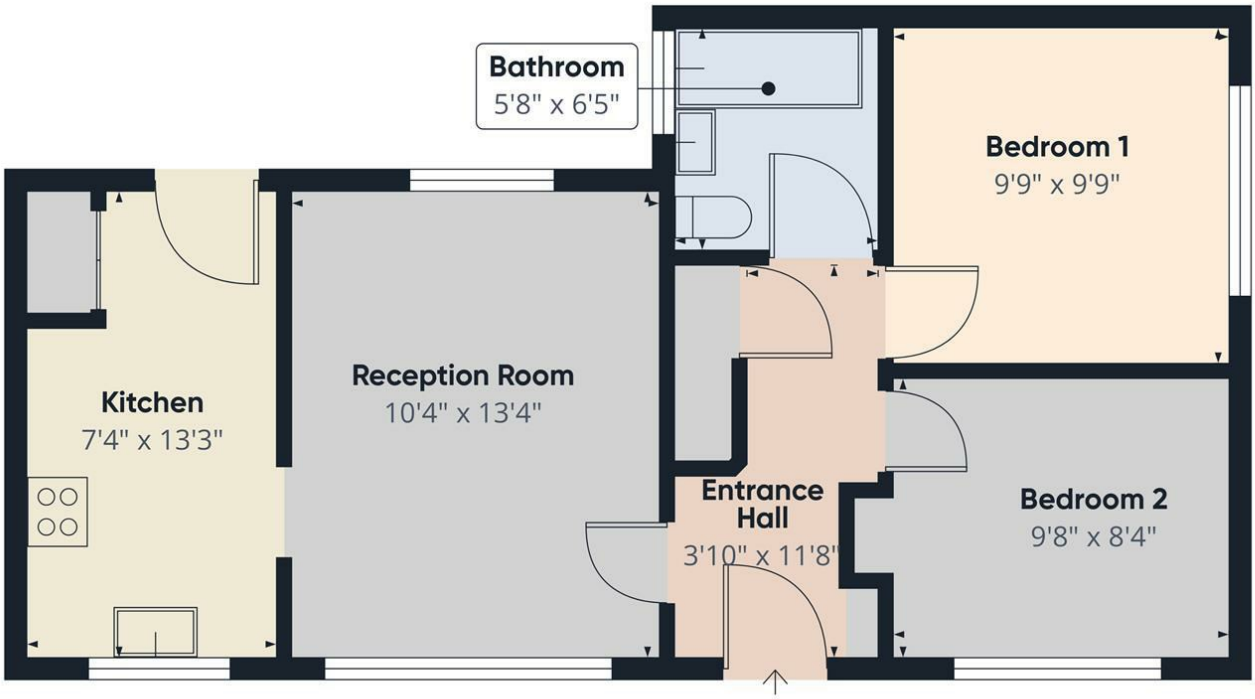
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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(1)

525 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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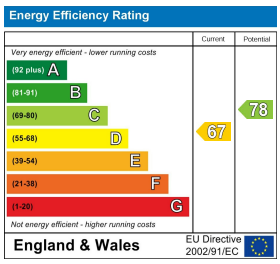
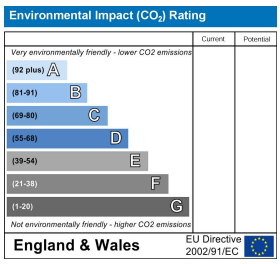
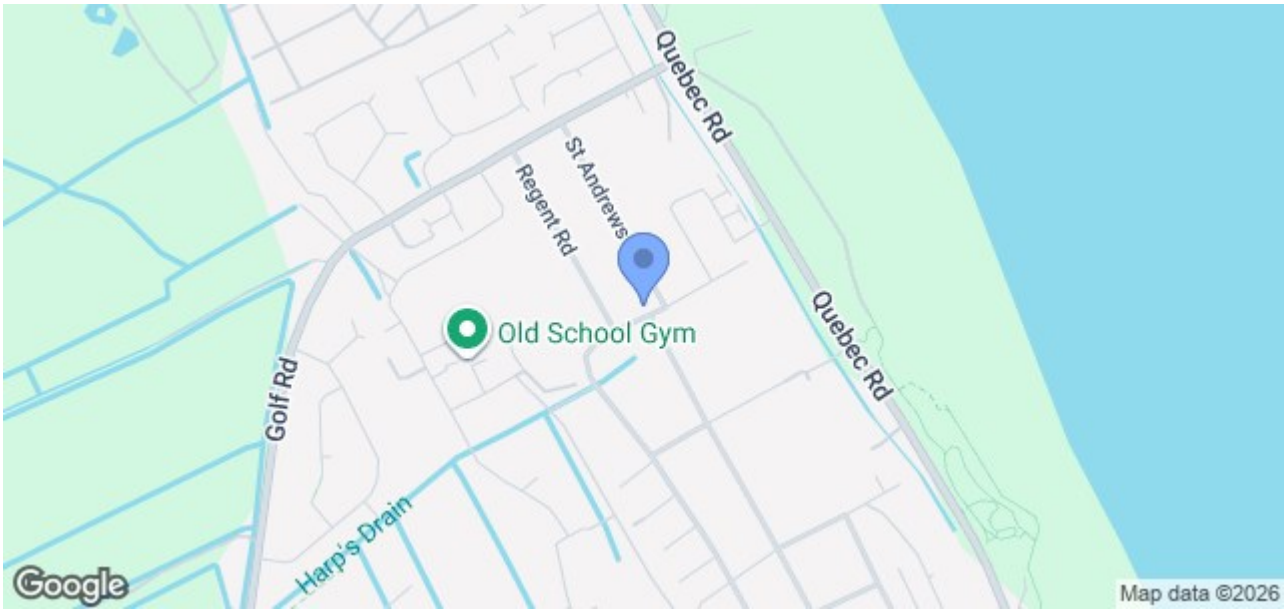
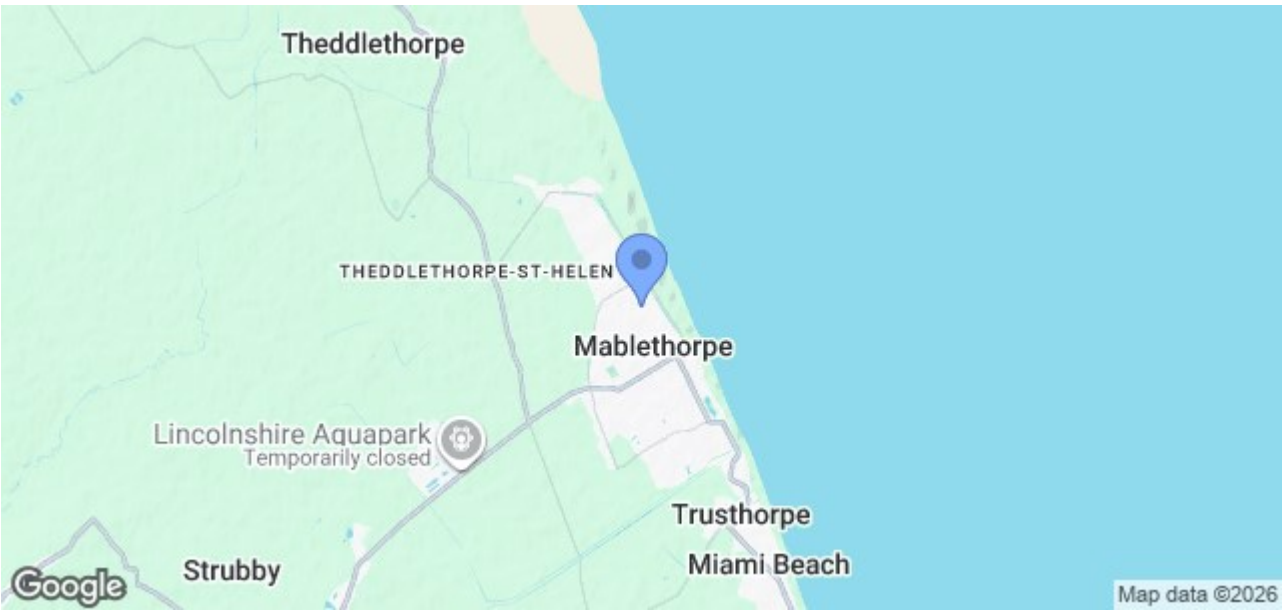
Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and then first right into Wellington Road. Follow Wellington Road to the junction at the end of the road. You will find the property opposite the junction.