



CHOICE PROPERTIES

Estate Agents

10 Malvern Road,
Mablethorpe, LN12 1LB

Price £177,500



Choice properties are delighted to bring to the market this well maintained two bedroom semi detached bungalow. Situated in a quiet residential position, only a short walk from both the local amenities and golden sandy beaches of Mablethorpe. The property offers an low maintenance garden, off road parking and further benefits from a new roof; installed in.... Early viewing advised.

The well laid out accommodation comprises:

Front entrance

3'1 x 2'10

Doors leading to:

Kitchen

10'0 x 9'9

Fitted with a range of wall and base units, inset sink with drainer and mixer tap, plumbing for a washing machine, wall mounted combination boiler, partly tiled walls, access to the loft, radiator,

Reception room

14'4 x 10'4

Light and airy reception room, featured electric fireplace , box bay window to the front aspect, radiator.

Hallway

2'7 x 2'7

Doors leading to:

Bedroom 1

9'10 x 8'4

Double bedroom, double glazed window to the rear aspect.

Bedroom 2

6'6 x 9'8

Bedroom , radiator, double glazed window to the rear aspect.

Bathroom

5'10 x 6'6

Three peice suite comprises, low level wc, hand wash basin, panelled bath, partly tiled walls, frosted double glazed window, radiator.

Garden

To the rear of the property the garden is mainly laid to lawn, featuring a patio area, established shrubs, low maintenance garden.

Driveway

Provides off road parking.

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.

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.

Opening hours

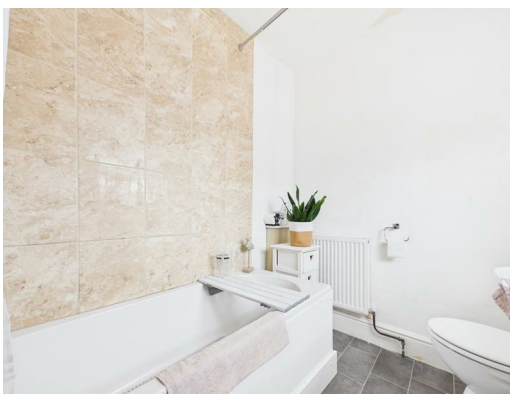
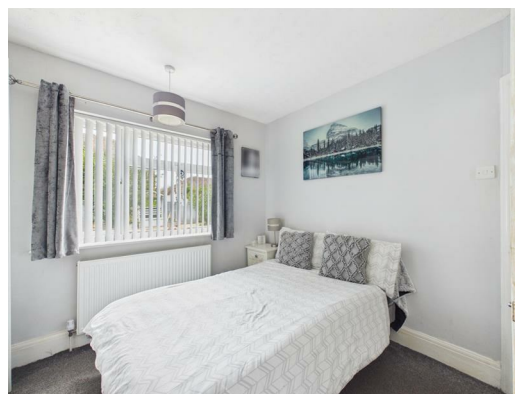
Monday - Friday: 9am - 5pm

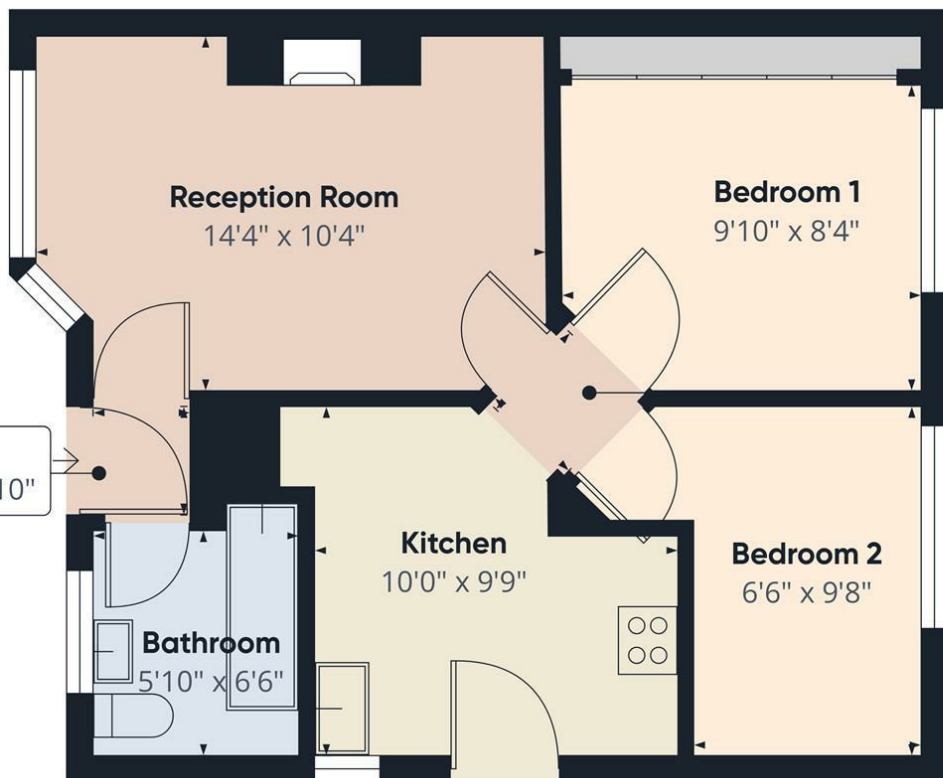
Saturday: 9am - 3pm

Viewing arrangements

By appointment through Choice Properties on 01507 472016

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⁾
449 ft²

Hallway
2'7" x 2'7"

Entry
3'1" x 2'10"

Kitchen
10'0" x 9'9"

Bathroom
5'10" x 6'6"

Bedroom 1
9'10" x 8'4"

Bedroom 2
6'6" x 9'8"



(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 along Victoria Road, at the traffic lights turn left onto the High Street, take your second right onto Waterloo Road then your fourth left onto Malvern Road. Number 10 can be found on your right.

