CHOICE PROPERTIES

Estate Agents

21 Golf Road, Mablethorpe, LN12 1LS

Price £125,000

Choice Properties are delighted to present this charming terraced cottage, occupying a sought after position just moments away from the golden sandy beaches of Mablethorpe. Early viewing is advised, with the property being further offered with no onward chain.

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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Having recently undergone decoration throughout, the abundantly light and bright accommodation comprises:-

Entrance Hall/Bedroom 2
6'4" x 13'10"
Front door leading into the entrance hall with a door to:

Lobby
3'0" x 3'4"
Doors to:

Bathroom
3'3" x 5'4"
Fitted with a bath tub with single hot and cold taps and loft access.

Reception Room
13'1" x 10'11"
Light and airy reception room with a TV aerial and cupboard housing the consumer unit.
Door to:

Bedroom 1
6'3" x 17'8"
Double bedroom with a cupboard housing the hot water cylinder.

Kitchen
7'9" x 7'9"
Fitted with wall and base units with worktop over, one bowl stainless steel sink with single hot and cold taps, space for a freestanding cooker, space for a freestanding fridge and space for a freestanding freezer.

Rear Lobby
4'7" x 7'11"
With porcelain tiles, built in storage cupboards, two rear doors and a door to:

WC
2'10" x 2'0"
Fitted with a WC with dual flush button.

Courtyard Garden
To the rear of the property you will find a privately enclosed courtyard style garden, paved for ease of maintenance, with raised planter beds to display an array of plants and shrubs.

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

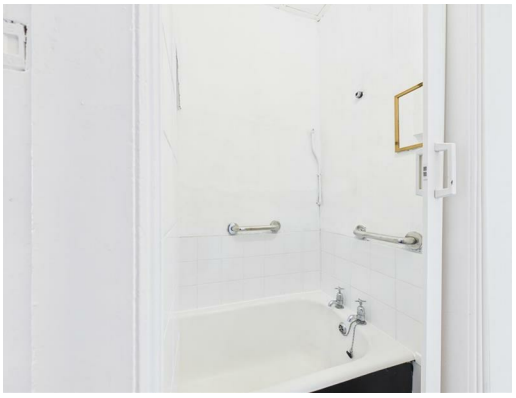
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

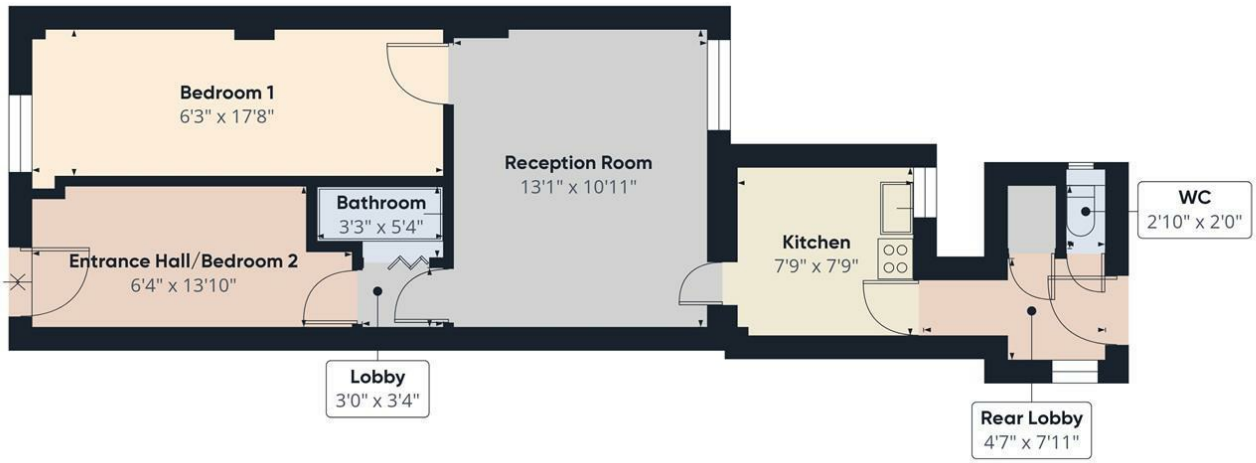
Viewing arrangements
By appointment through Choice Properties on 01507 472 016.

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]

471.99 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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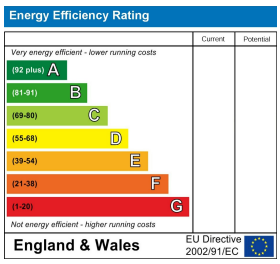
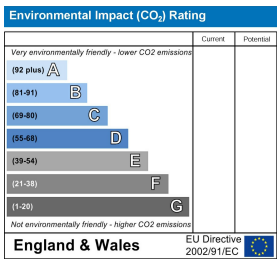
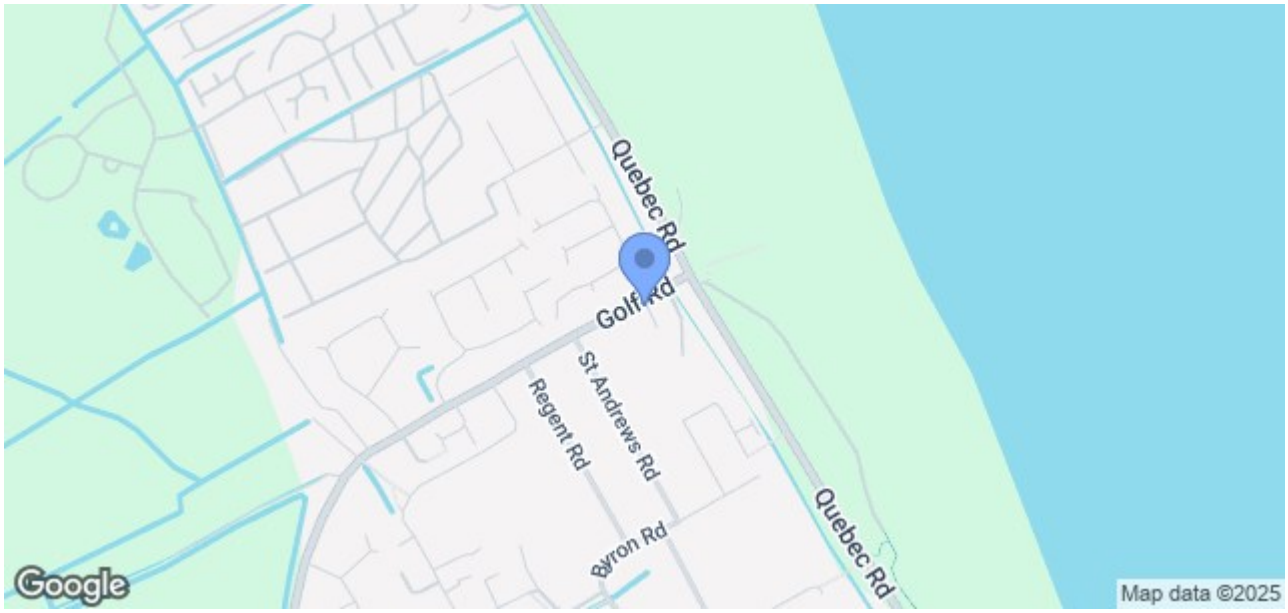
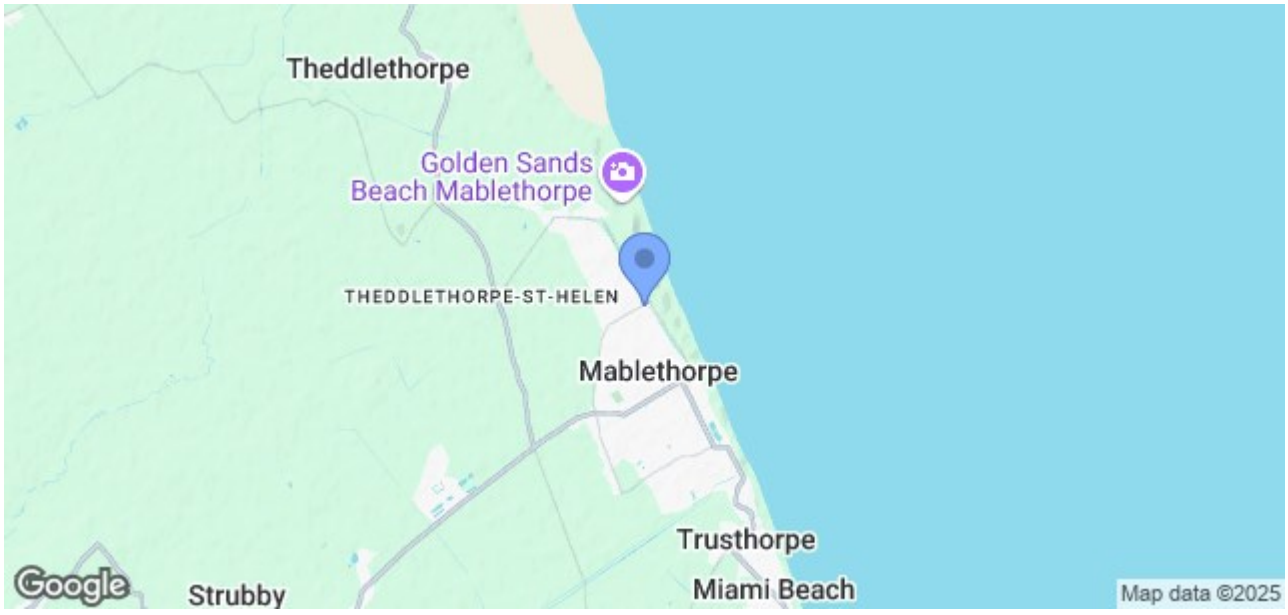
Directions

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 21 Golf Road.