CHOICE PROPERTIES

Estate Agents

68 Marian Avenue, Mablethorpe, LN12 2DZ

Price £195,000



Choice Properties are delighted to offer for sale this most spacious two bedroom detached bungalow, located in a sought after location close to the golden sandy beaches and the local amenities. In need of modernisation throughout, the property offers huge potential for a buyer to renovate to their own taste. 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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Providing potential to modernise throughout and benefitting from gas central heating, this spacious accommodation comprises:

Entrance Porch
uPVC entrance door. Door to:

Dining Room
Radiator. Archway to:

Reception Room
Light and airy reception room with gas fireplace set in feature surround with tiled hearth and wooden mantle. Radiator.

Hallway
Loft access. Radiator. Doors to:

Kitchen
Fitted with a range of wall and base units with work surfaces over, sink unit and drainer with mixer tap, plumbing and space for a washing machine, dryer and freestanding fridge/freezer. Part tiled walls.

Bedroom 1
Spacious double bedroom. Radiator. Double opening patio doors to:

Conservatory
With a polycarbonate roof and doors leading to the garden.

Bedroom 2
Double bedroom with built in cupboard. Radiator.

Bathroom
Fitted with a white three piece suite comprising a panelled bath tub, pedestal hand wash basin and wc. Towel rail radiator. Part tiled walls.

Driveway
Providing ample off road parking.

Garage
With double opening doors to the front.

Garden
To the rear of the property is a privately enclosed garden with fencing to the rear boundary. The garden is laid mostly to artificial turf for ease of maintenance and benefits from a useful timber shed.

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

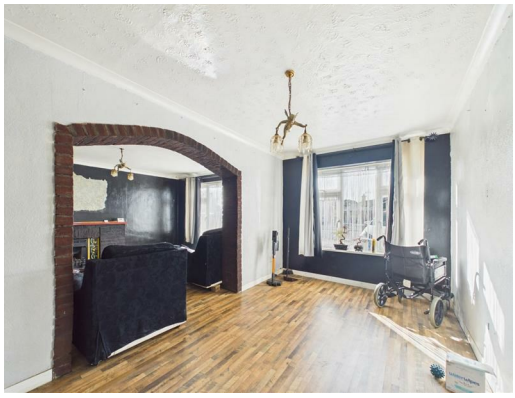
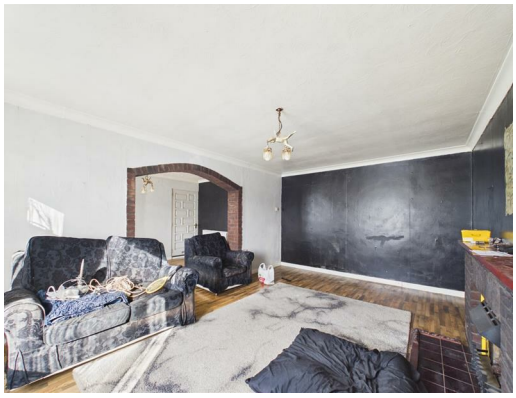
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.









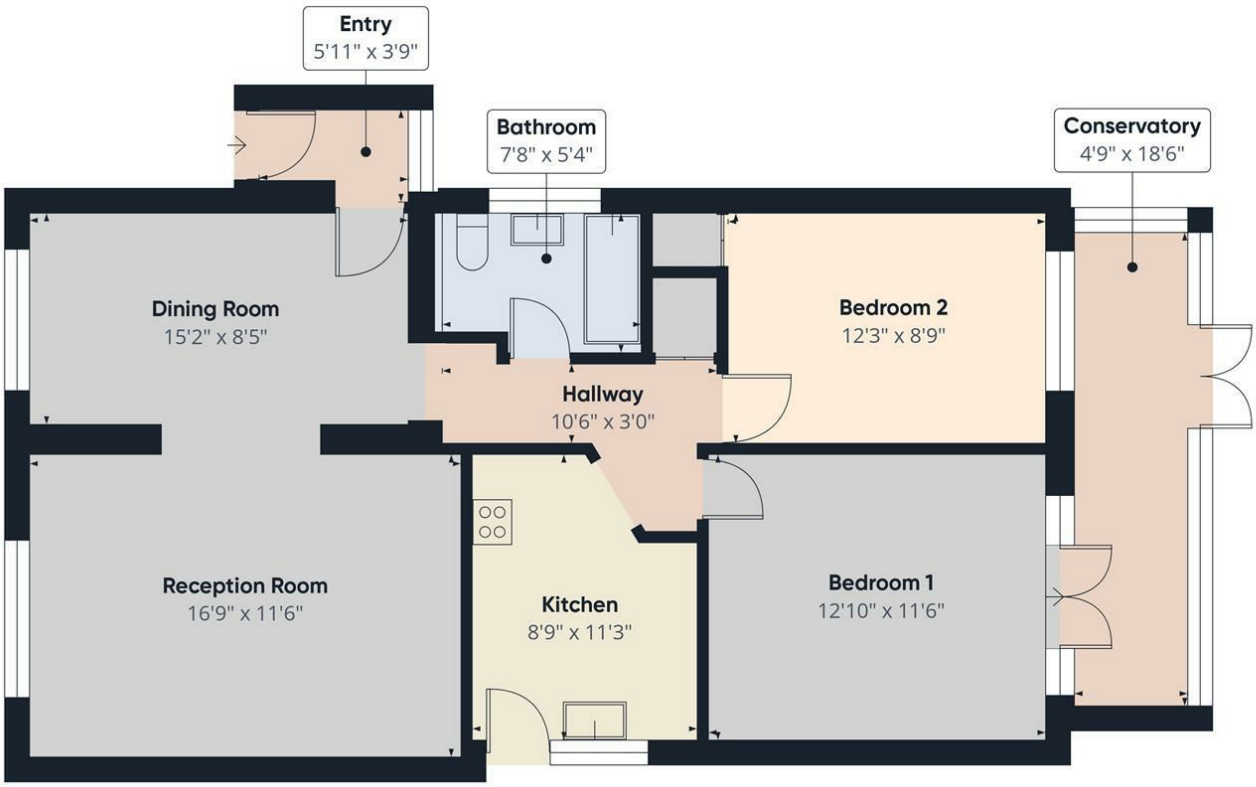












Approximate total area(1)

874 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 south along Victoria Road and take a right turning at the junction near the Eagle Hotel. Immediately take a left on to Dymoke Road and follow this road around through to Medina Gardens where you can take a left onto Marian Avenue. Number 68 is located on your left hand side.

