CHOICE PROPERTIES

Estate Agents

31 Victoria Road, Mablethorpe, LN12 2AF

Reduced To £155,000

Choice Properties are delighted to offer an exciting opportunity to acquire this spacious shop with separate self contained three bedroom flat with privately enclosed rear garden. The property also occupies an ideal position just moments away from the town centre and beaches.

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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Featuring a shop front and flat the property offers any prospective buyer potential and the accommodation comprises:-

31 Victoria Road (Shop):

Shop
29'10" x 12'11"
uPVC entrance door to the front. The versatile space has most recently been used as a café and features two large extractor hoods and tiled walls to the rear of the room.

Hall
13'11" x 5'9"
Side entrance door.

WC
3'3" x 6'6"
With wc and hand wash basin.

Store/Office
8'1" x 9'11"
Ideal space for storage room or office.

31a Victoria Road (Flat):

Entrance Hall
12'11" x 5'11"
Front entrance door. Consumer unit. Staircase to first floor landing.

First Floor Landing
Thermostat controls. Staircases leading to ground floor rear lobby and second floor landing. Doors to:

Kitchen
12'10" x 10'8"
Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer, plumbing for washing machine, cooker point, space for freestanding fridge/freezer. Part tiled walls.

Reception Room
13'11" x 16'11"
Light and airy reception room with double windows to the front aspect. TV aerial point.

Bedroom 1
20'8" x 8'9"
Spacious double bedroom. Wall mounted 'Worcester' combination boiler.

Bathroom
6'2" x 8'8"
Fitted with three piece bathroom suite comprising panelled bath tub with taps and shower attachment over, hand wash basin and wc.

WC
3'8" x 8'7"
WC.

Second Floor Landing
Doors to:

Bedroom 2
8'0" x 16'11"
Spacious double bedroom.

Bedroom 3
7'8" x 10'7"
Loft access.

Ground Floor Rear Lobby
Door leading to the garden. Door to:

Workshop
11'1" x 8'4"

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is paved and laid to artificial lawn in places for ease of maintenance.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

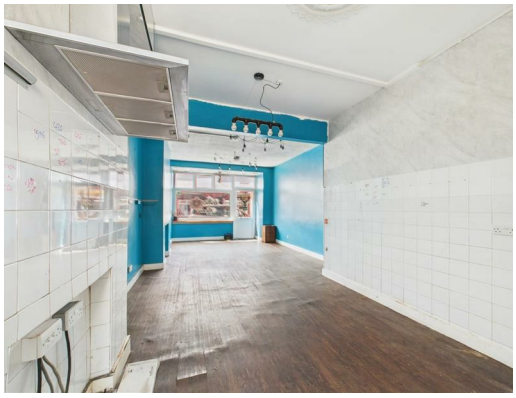
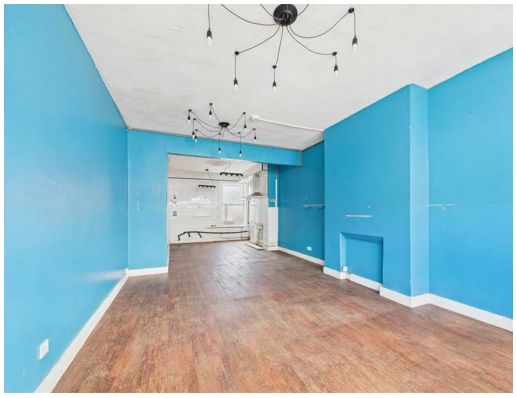
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

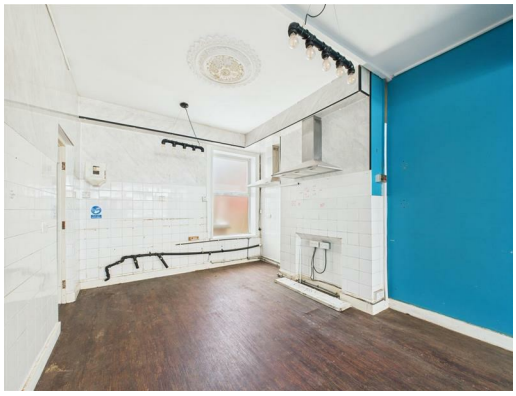
Viewing Arrangements
Viewing by Appointment through Choice Properties Sutton on 01507 472016

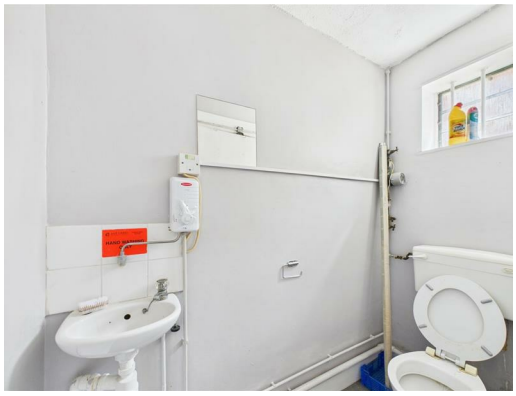
Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

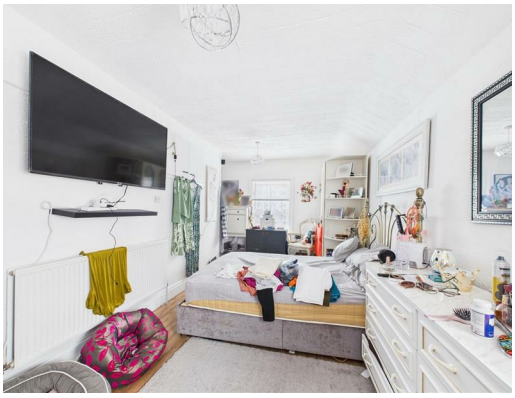
Opening Hours
9am - 5pm Monday to Friday
9am - 3pm Saturday

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.







LOVE

Mable's

Floor 0

Floor 1

Floor 2

Approximate total area[1]

1772 ft²

Reduced headroom

36 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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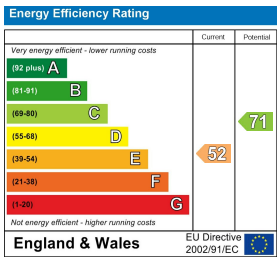
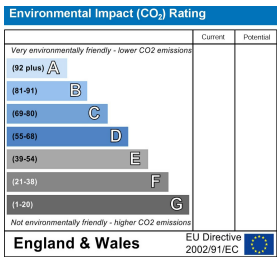
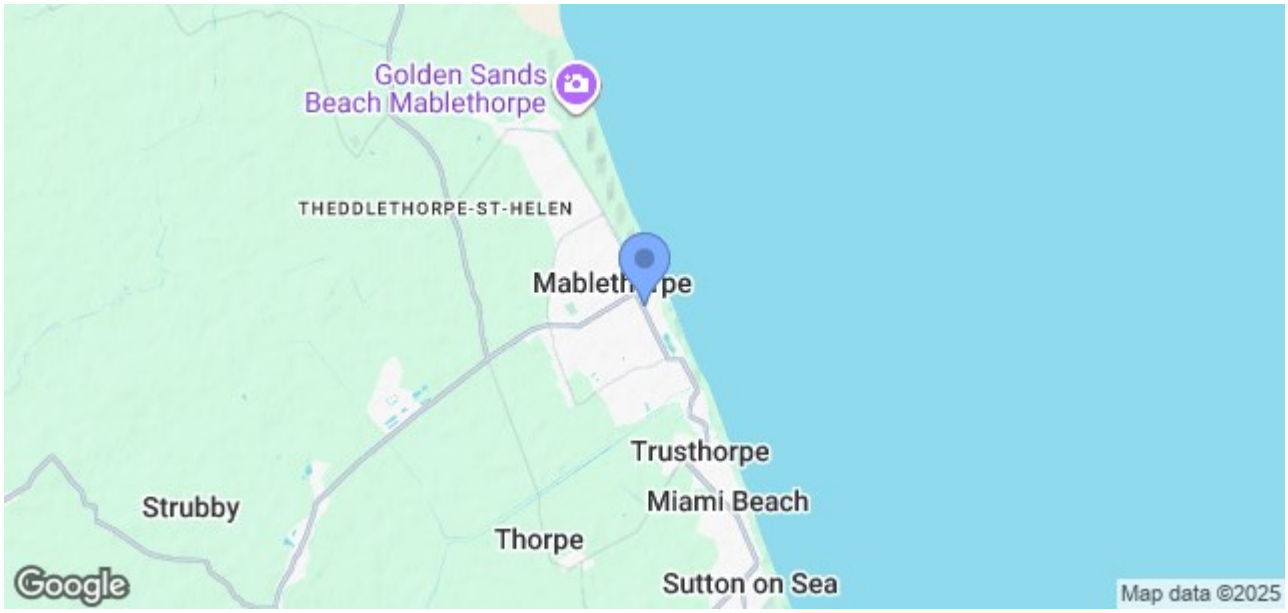
Directions

From our Mablethorpe office, turn left and head south along Victoria Road. The property is a few doors along.