CHOICE PROPERTIES

Estate Agents

16 Chalfont Avenue, Mablethorpe, LN12 1QP

Price £159,950

Choice Properties are delighted to offer for sale this spacious two bedroom detached bungalow, located ideally just moments away from the golden sandy beaches of Mablethorpe. This property offers a new owner huge potential to modernise throughout and is additionally offered with no upper chain. Internal photographs to follow.

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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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Offering great potential to renovate throughout, this spacious accommodation comprises:

Kitchen
Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer, plumbing for a washing machine, integrated oven and hob with extractor over, space for freestanding fridge/freezer.

Reception Room
Gas fireplace in brick feature surround.

Bedroom 1
Spacious double bedroom with sliding doors leading to the conservatory.

Conservatory
With pitched glass roof and double opening patio doors leading to the garden.

Bedroom 2
Double bedroom.

Bathroom
Fitted with three piece suite comprising panelled bath tub with shower over, hand wash basin and wc.

Driveway
Providing off road parking.

Garden
To the rear of the property is an enclosed garden with timber fencing to the boundaries which is paved for ease of maintenance. There is the added benefit of the brick built summer house/shed and the extra parking to the side of the property.

Additional Notes
This property also benefits from solar panels to the roof.

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.

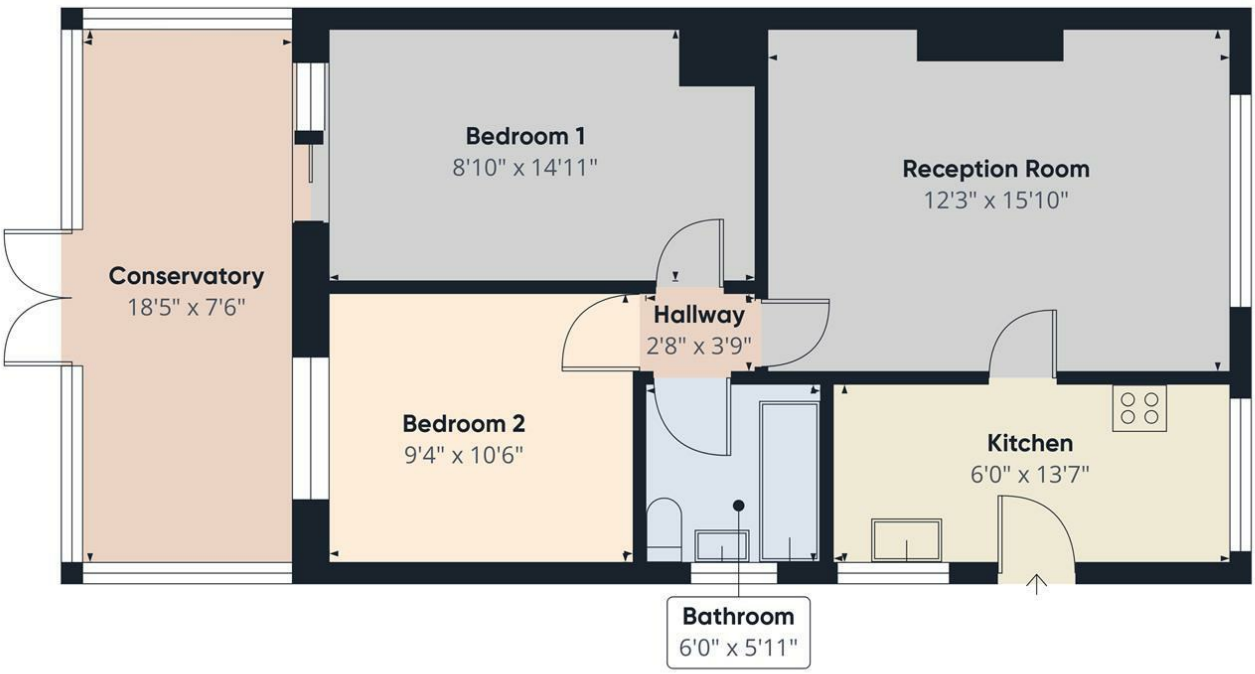
Viewing Arrangements

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)

685 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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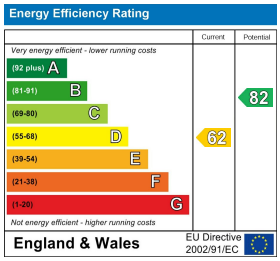
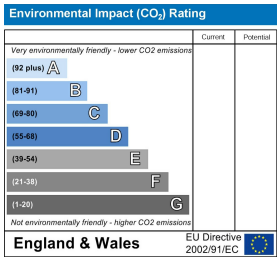
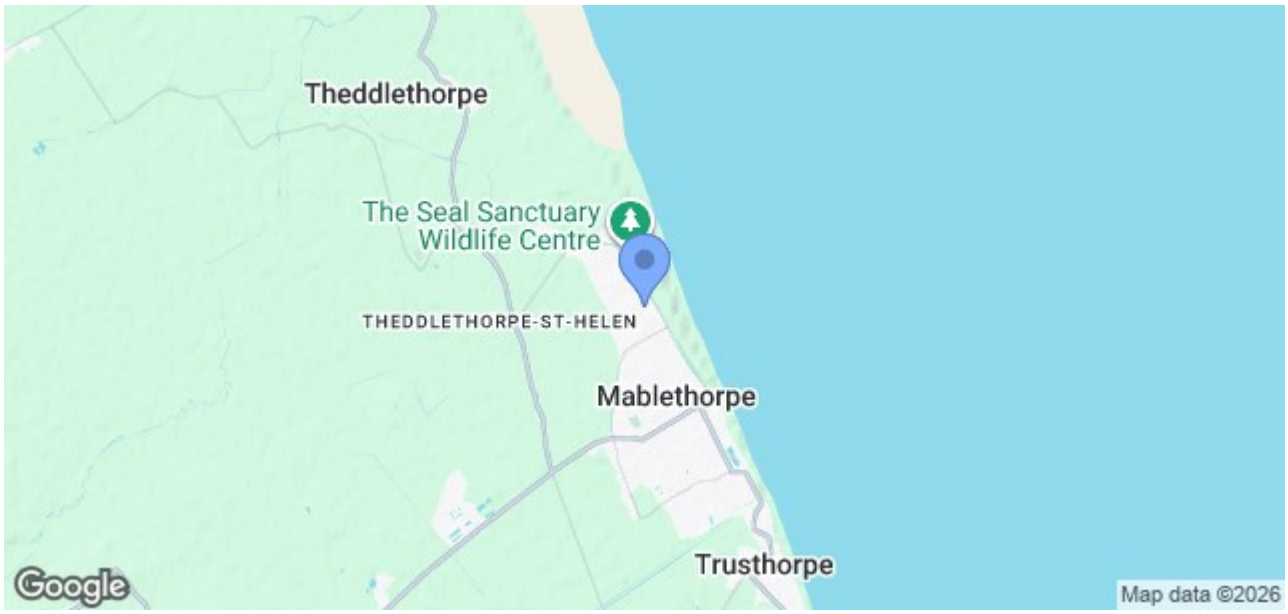
Directions

Upon leaving our Mablethorpe 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 and take your second left onto Links Avenue. Chalfont Avenue is the 2nd turning on your right.