CHOICE PROPERTIES
Estate Agents

4 Marian Avenue, Mablethorpe, LN12 2DZ

Reduced To £125,000

Choice Properties are delighted to offer for sale this two bedroom mid terrace house located in an ideal position only a short walk from the town centre and Mablethorpe's award winning beaches. The property further benefits from a privately enclosed garden and is being offered with no onward chain. Early viewing is highly 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
naea | propertymark PROTECTED

The internal accommodation comprises:

Kitchen
11'1" x 6'11"
Fitted with a range of wall and base units with worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, cooker point, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, wooden flooring.

Dining room
10'11" x 13'6"
Space for a dining table, wooden flooring.

Reception room
12'1" x 10'2"
Abundantly light reception room with spacious bay window, wooden flooring, TV Aerial point.

Bedroom 1
8'3" x 14'7"
Spacious double bedroom with featured bay window, fully carpeted.

Bedroom 2
11'0" x 11'9"
Double bedroom, fully carpeted.

Bathroom
11'2" x 6'11"
Fitted with a three piece suite comprising panelled bath with main shower over, pedestal wash hand basin, w.c., built in storage cupboard housing the boiler, tiled splash backs and flooring.

Garden
To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is paved and gravelled for ease of maintenance and features a variety of plants, trees and shrubbery throughout.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

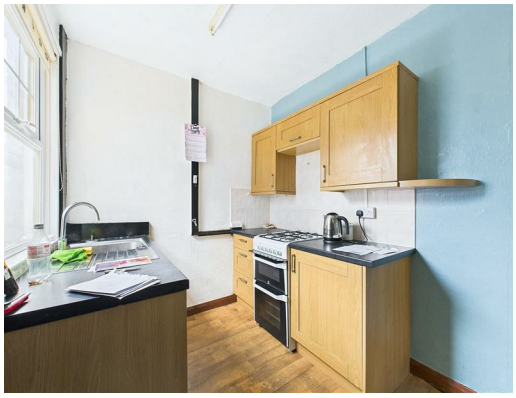
Opening Hours

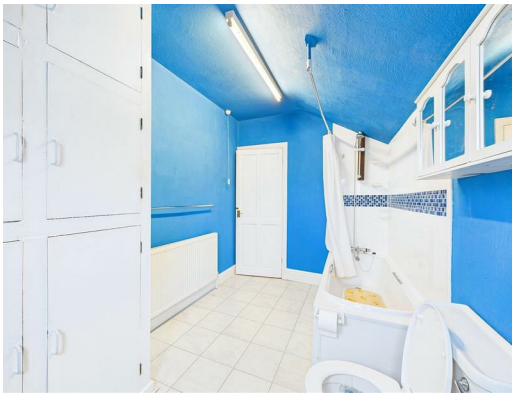
Mon-Fri 9am-5pm, Saturday 9am-3pm.

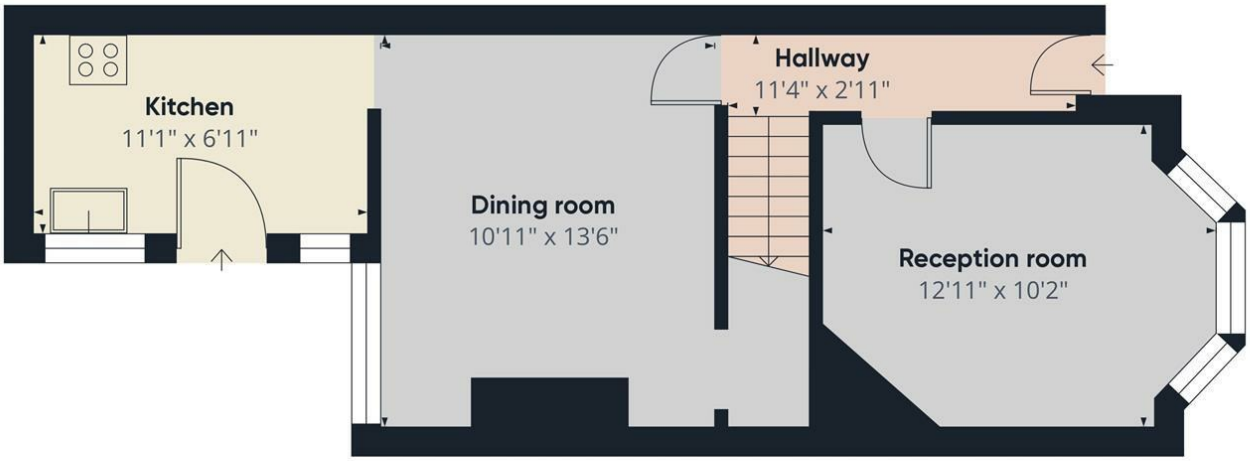
Viewing Arrangements

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.







Floor 0

Floor 1

Approximate total area(1)

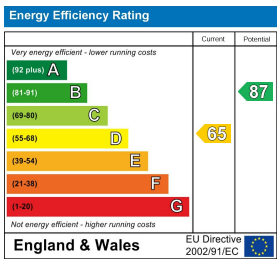
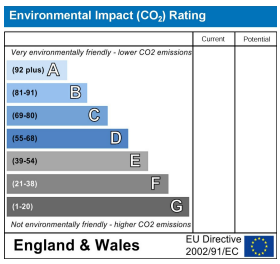
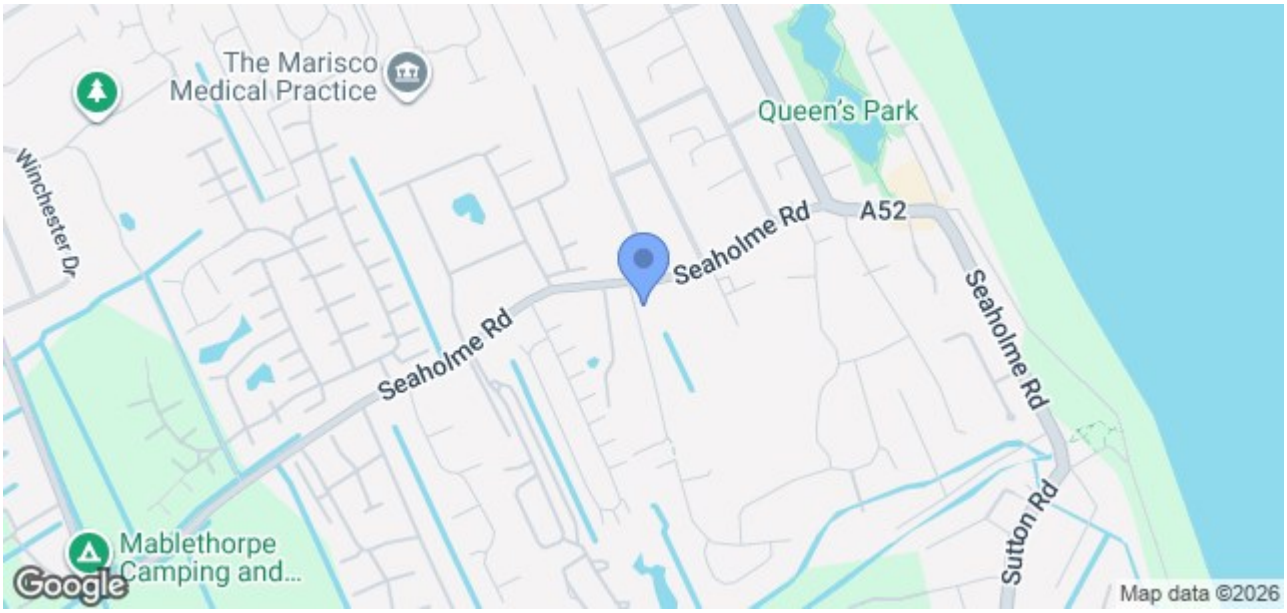
825.36 ft²

(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 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.

GIRAFFE360

Directions

From our office head south along Victoria Road, at the top of the road turn right onto Seaholme Road, and Marian Avenue can be found on your left hand side, Number 4 can be found almost immediately on your left hand side.