CHOICE PROPERTIES

Estate Agents

1 Lily House Waterloo Road, Mablethorpe, LN12 1JR

Price £99,950

Choice Properties are delighted to offer for sale this two bedroom maisonette which is located in an ideal position only moments from the town centre and beach. This spacious property further benefits from off road parking and is additionally offered with no upper chain. To be sold with tenants in situ. The remainder of the building, flat 2 and 3 are also available to be purchased, more details to follow.

The Property Ombudsman
naea | propertymark PROTECTED

The accommodation arranged over three floors comprises:

Entrance Hall
9'10" x 4'5"

Kitchen/Reception Room
12'10" x 6'7"

Landing
5'9" x 8'1"

Bedroom 1
6'7" x 10'6"

Bathroom
6'7" x 6'4"

Upper Landing
4'7" x 7'1"

Bedroom 2
12'10" x 17'1"

Driveway
Providing off street parking.

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.

Tenure
Freehold

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. 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.

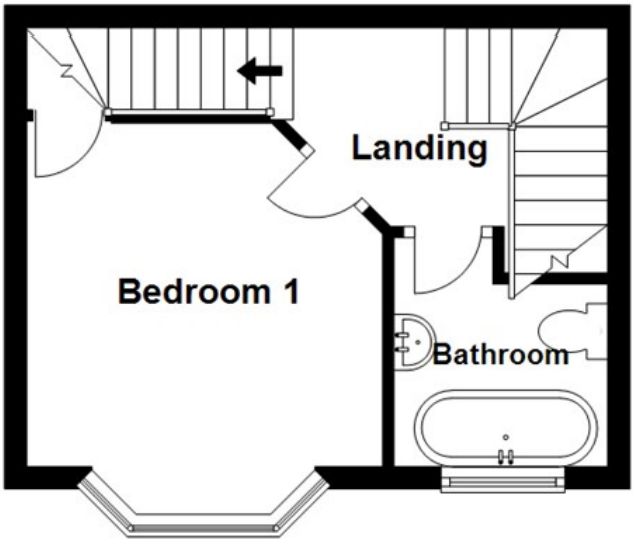
Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

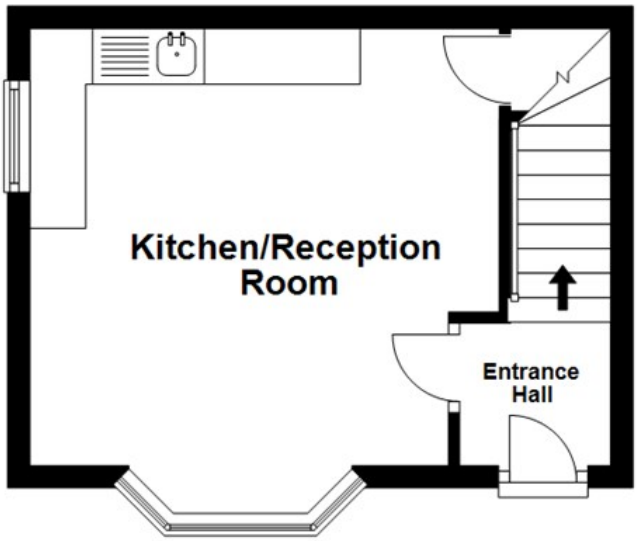
First Floor

Approx. 20.6 sq. metres (222.0 sq. feet)



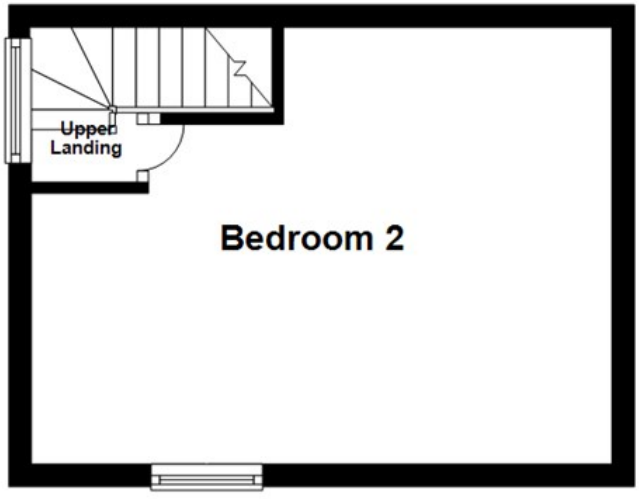
Ground Floor

Approx. 20.6 sq. metres (222.0 sq. feet)

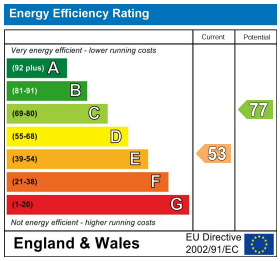
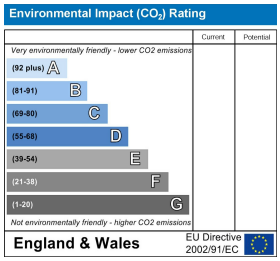
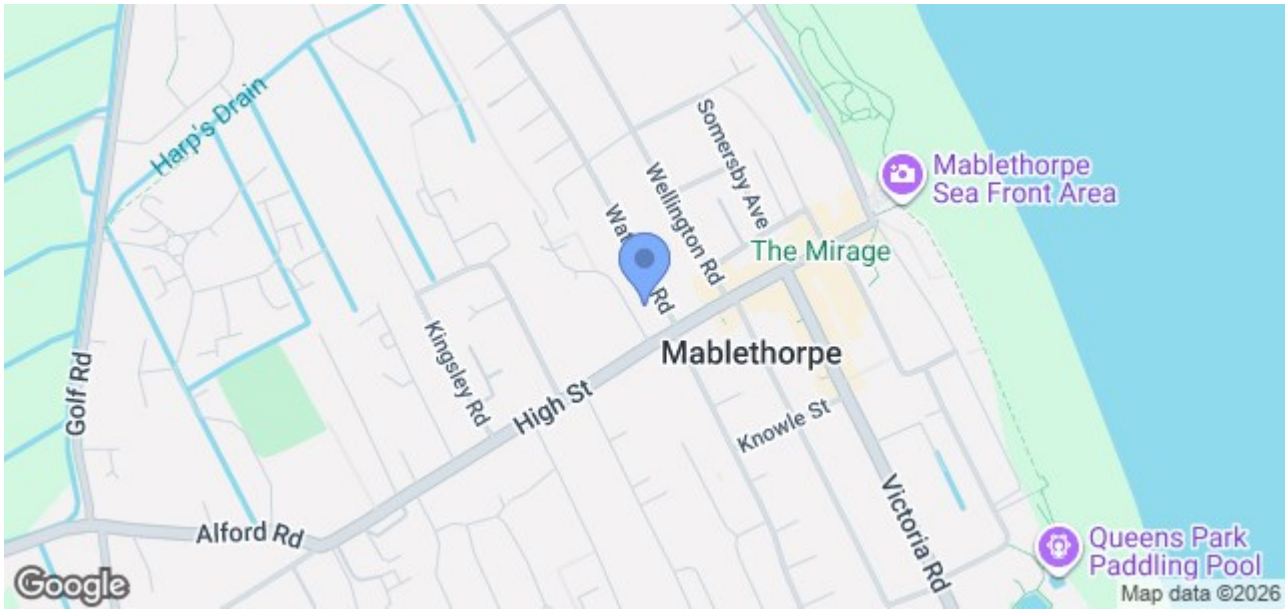
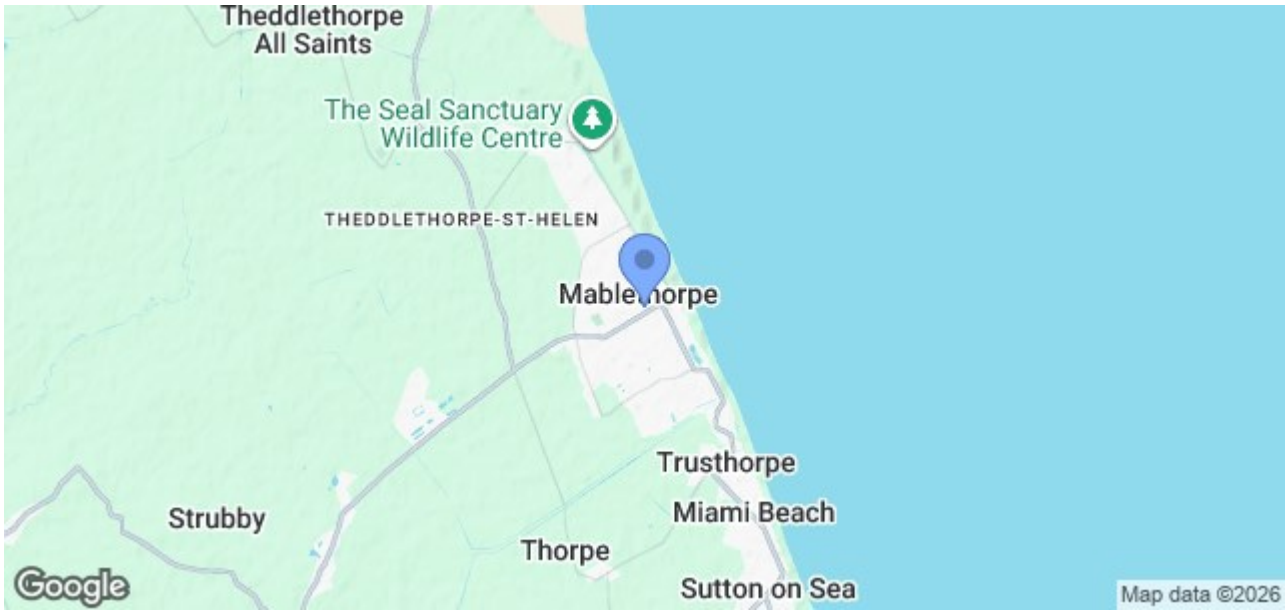


Second Floor

Approx. 20.4 sq. metres (219.3 sq. feet)



Total area: approx. 61.6 sq. metres (663.3 sq. feet)

Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street. Take your second right onto Waterloo Road and number 1 can be found on your left hand side.