

2 Victoria Road,
Sutton-On-Sea, LN12 2HG

Price £104,950



We offer for sale this modernised, two bedroom end terrace house, which is situated in a central position close to the High Street and Beach.

The property has the added advantage of Gas central heating and UPVC double glazed windows and doors. Internally the the well presented accommodation consists of:-

Front UPVC Entrance Door to:

Dining Room

10'1" x 12'3"

Laminate flooring. Radiator. 4 Double power points. 2 Cupboards, one housing the gas meter, the other houses the electric trip box and meter. Door to:

Lobby

Staircase to first floor landing. Door to:

Lounge

12'4" x 10'4"

Understairs storage area. Radiator. 4 Double power points. Door to:

Kitchen

10'0" x 6'11"

Fitted wall and base units with work surfaces over. One-and-half bowl sink unit and drainer with mixer tap. Electric oven and gas hob with filter hood over. Plumbing for automatic washing machine. Radiator. Part tiled walls. Tiled floor. Recessed spot lighting. 5 Double power points. 'Vokera' gas fired combination boiler which supplies the central heating and domestic hot water.

Lobby

5'5" x 2'4"

Radiator. Tiled floor. Door to:

WC

5'1" x 3'1"

Hand basin. Tiled floor. Radiator. Low level flush w.c.

Conservatory

9'7" x 4'11"

Double power point. Tiled floor. Double opening 'French' doors to outside.

Landing

Bedroom 1

12'3" x 10'3"

Original fireplace. Radiator. 4 Double power points. Loft access with pull down ladder to partly boarded loft space.

Bedroom 2

10'4" x 8'10"

Radiator. 3 Double power points. Built in storage cupboards.

Bathroom

Consisting of panelled bath with electric shower over and glass shower screen, w.c. with dual push button flush and hand basin set in vanity unit. Marble effect wall boarding. Radiator.

Tenure

Freehold

Outside

Directly to the rear of the property is an enclosed yard with timber gate leading to the shared alleyway. This in turn leads to the properties enclosed garden, this has a paved patio area and well maintained lawned garden.

Opening Hours

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Council Tax

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

Making an Offer

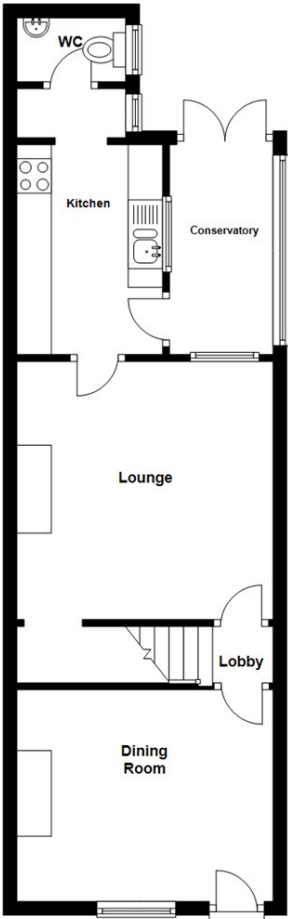
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

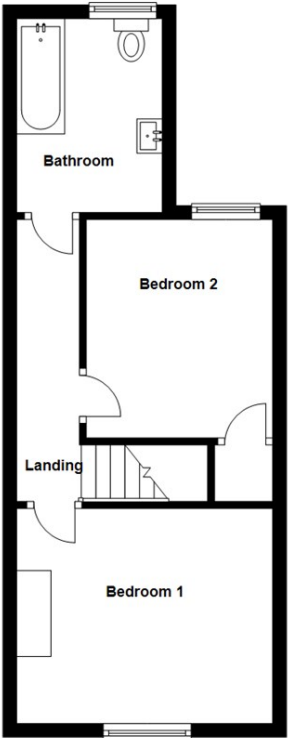
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Ground Floor



First Floor



Directions

From our office head right along the High Street, carry on straight forward at the mini roundabout onto Alford Road and Victoria Road is the first turn on your left hand side. Number 2 can be found a short distance along on your right hand side.

