

12 Somersby Avenue,
Mablethorpe, LN12 1HH

Price £134,950



NO CHAIN! We offer for sale this three bedroom detached bungalow situated in a pleasant residential position close to the town centre, beach and local amenities.

The property has the benefit of Gas Central Heating and UPVC double glazed windows. The well laid out internal accommodation consists of:-

Side Entrance Door to:

Hallway

'L' Shaped. Radiator. Loft access. Telephone point. Doors to:

Lounge

14'11" x 12'4"

Feature fireplace with gas fire. Radiator. Single & double power points.

Kitchen

13'8" x 7'4"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Electric oven and gas hob with filter hood over. Plumbing for automatic washing machine. Radiator. 2 Double power points. Cupboard with double opening doors housing 'Procombi A28' gas fired combination boiler which supplies the central heating and domestic hot water.

Bedroom 1

12'4" x 9'6"

Radiator. Single power point.

Bedroom 2

12'9" x 8'11"

Radiator. Single power point.

Bedroom 3

8'11" x 7'2"

Radiator. Single power point.

Bathroom

8'9" x 5'7"

Consisting of panelled bath with electric shower over, pedestal wash hand basin and push button flush w.c. Radiator. Part tiled walls.

Driveway

With double opening gates giving access to the front of the property. To the rear of the property is a private road giving access to the garage. At present the gates have been replaced with a timber fence. This would need to be changed if vehicular access to the garage is required.

Garage

17'6" x 9'3"

With up & over door. Side access door.

Outside

The front garden has been paved to create the car standing space. Gates either side of the property lead to the enclosed rear garden that is mostly laid to lawn.

Tenure

Freehold

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 B

Opening Hours

Monday - Friday 8.30am - 5.30pm
Saturday 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

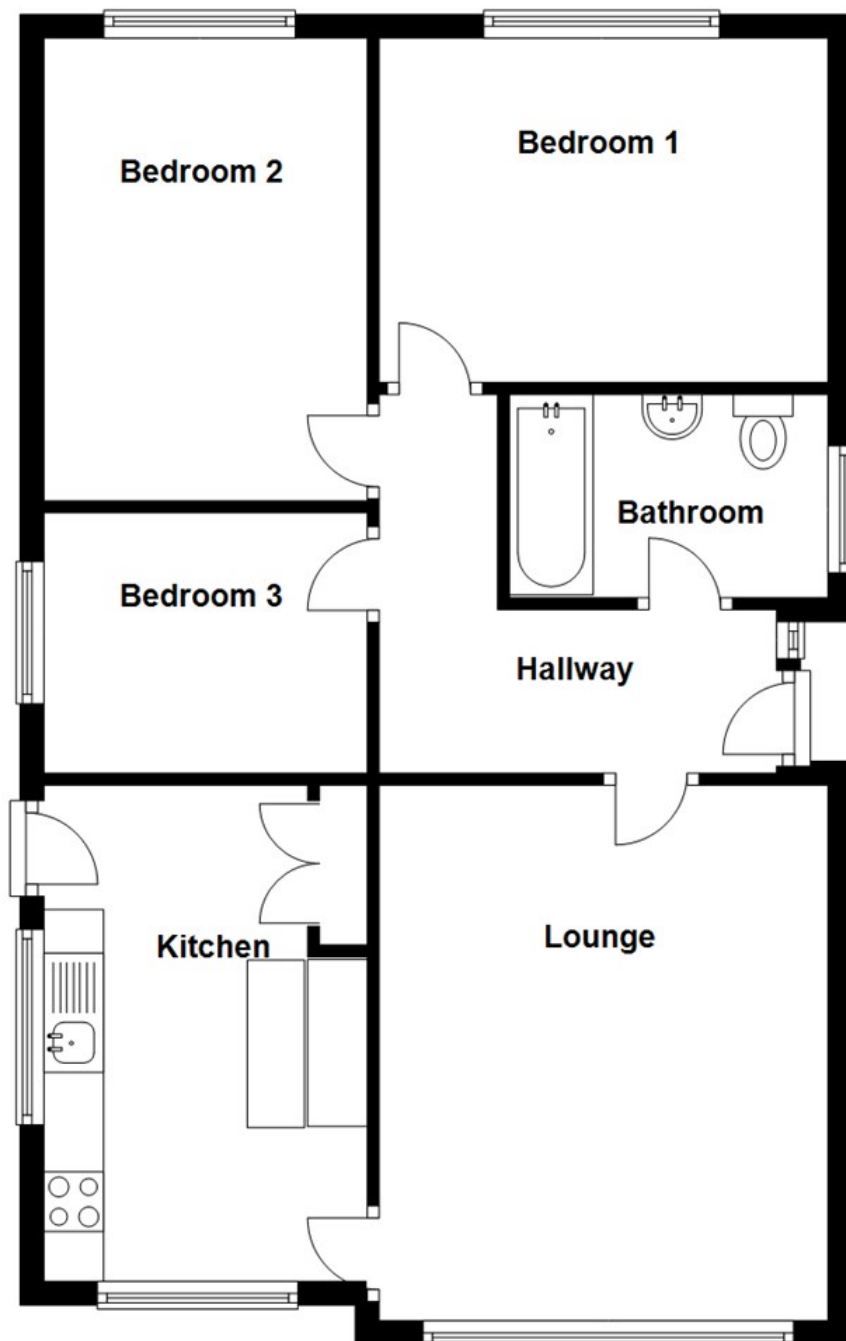
Making an offer

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.

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.





Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then right onto Wellington Road. Take your first right onto Tennyson Road then left onto Somersby Avenue, number 12 can be found on your right hand side.

