

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

Price £89,950



We offer for sale this two bedroom mid 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 is partly UPVC double glazed. Internally the accommodation consists of:-

Front UPVC Entrance Door to:

Lounge

12' x 10'1"

Radiator. Cupboard housing the Gas meter. Cupboard housing the Electric meter and consumer unit. Telephone point.

Hall

Staircase to the first floor landing. Programmer and thermostat control for the central heating.

Sitting/Dining Room

12' x 10'2"

Radiator. Understairs storage cupboard. Opening leading into:

Kitchen

15'0" x 6'8"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Gas and Electric cooker points. Mostly tiled walls. Plumbing for washing machine. Door leading out to the rear garden.

Landing

13'6" x 3'4"

Access to the loft area.

Bedroom 1

12' x 10'

Radiator.

Bedroom 2

10'4" x 8'9"

Radiator. Fitted storage cupboard.

Bathroom

9'7" x 7'

With three piece white bathroom suite which consists of a panelled bath with mixer shower over, pedestal wash hand basin and w.c. with dual push button flush. Part tiled walls. Extractor fan. Heated towel rail. Airing cupboard housing Gas boiler which supplies the central heating and hot water.

Outside

To the rear is a small garden area with a paved path.

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 3.00pm

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

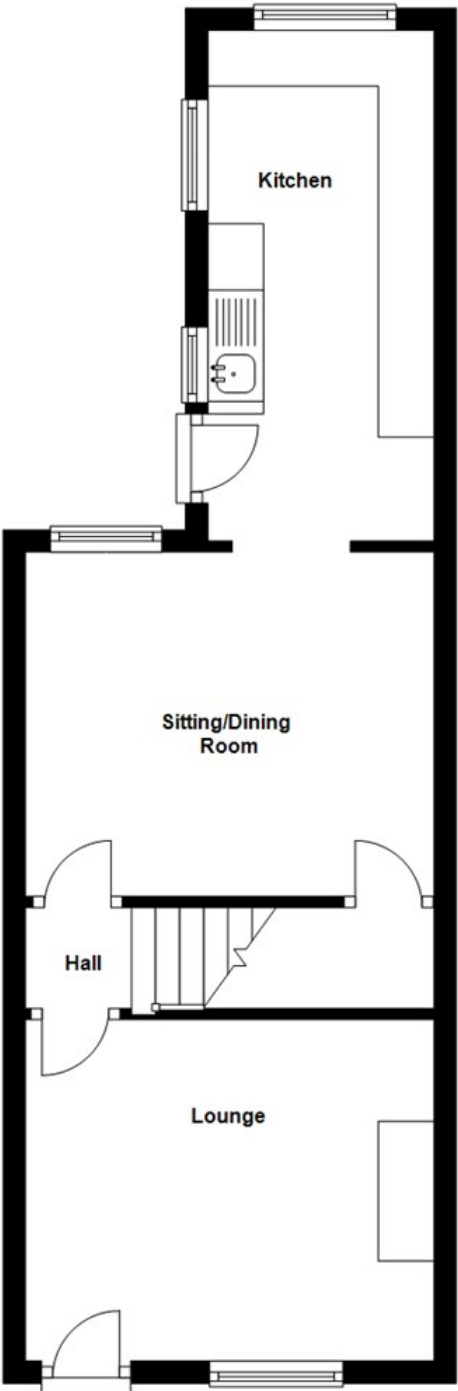
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

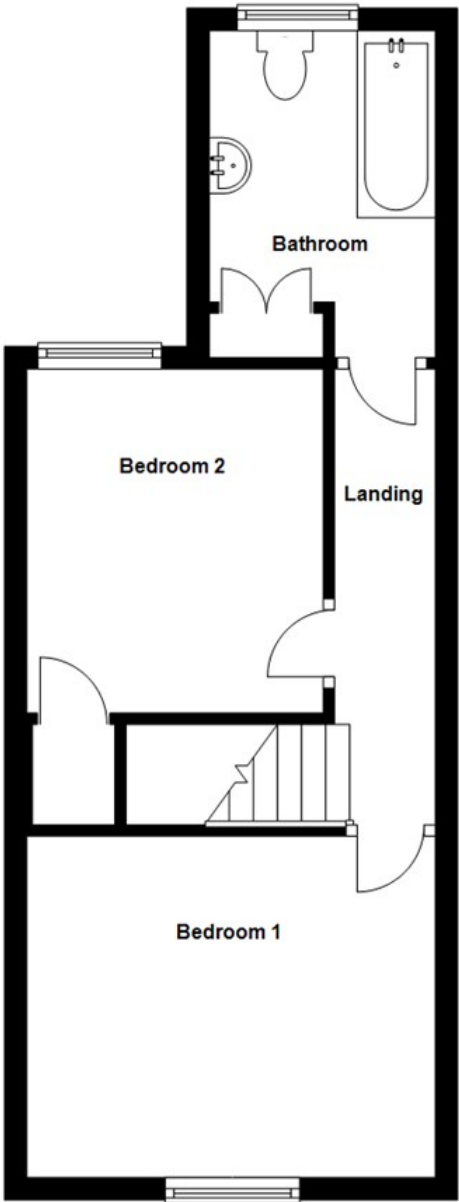
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Ground Floor



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.

