

2 Ripon Place, Mablethorpe, LN12 2DL

No Onward Chain £150,000



****£158,000 REDUCED to £150,000**** Choice properties are pleased to offer for sale this well presented three bedroom detached bungalow. The property is situated in a pleasant residential position convenient for the town centre, beach and local amenities. No upward chain.

The property has the benefit of Gas central heating and UPVC double glazed windows and doors. The spacious well laid out internal accommodation consists of:-

Side entrance door to:

Entrance Hall

13'7" x 13'4" to widest dimensions

L-shaped. Radiator. Access to the loft area which also houses the gas boiler. Smoke alarm. Airing cupboard housing the hot water cylinder with immersion. Thermostat control for the central heating.

Lounge

14'5" x 13'3"

'Living flame' gas fire set in feature tiled surround. 2 radiators. T.V. aerial point. Telephone point. Wall and centre lights.

Kitchen/Diner

19'3" x 9'1"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Radiator. Tiled floor. Electric cooker point. Airing cupboard with inset radiator.

Side Porch

11'4" x 3'2"

Doors to both the front and rear.

Bedroom 1

12'2" x 10'0"

Radiator.

Bedroom 2

12'4" x 9' to widest dimensions

Radiator.

Bedroom 3

9'1" x 8'6" into wardrobe

Fitted wardrobe. Radiator.

Bathroom

10' x 5'3"

With three piece bathroom suite which consists of a panelled bath, pedestal wash hand basin and w.c. Radiator. Part tiled walls.

Driveway

With double opening gates.

Garage

16'2" x 8'0"

With up and over garage door. Personal door to the rear, Power and lighting.

Gardens

To the front of the property is a lawned garden with flower beds and borders. To the rear is a privately enclosed garden which is also laid to lawn with flower borders and a paved patio area. Timber shed.

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 C

Viewing arrangements

By appointment through Choice Properties on (01507) 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.30 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.

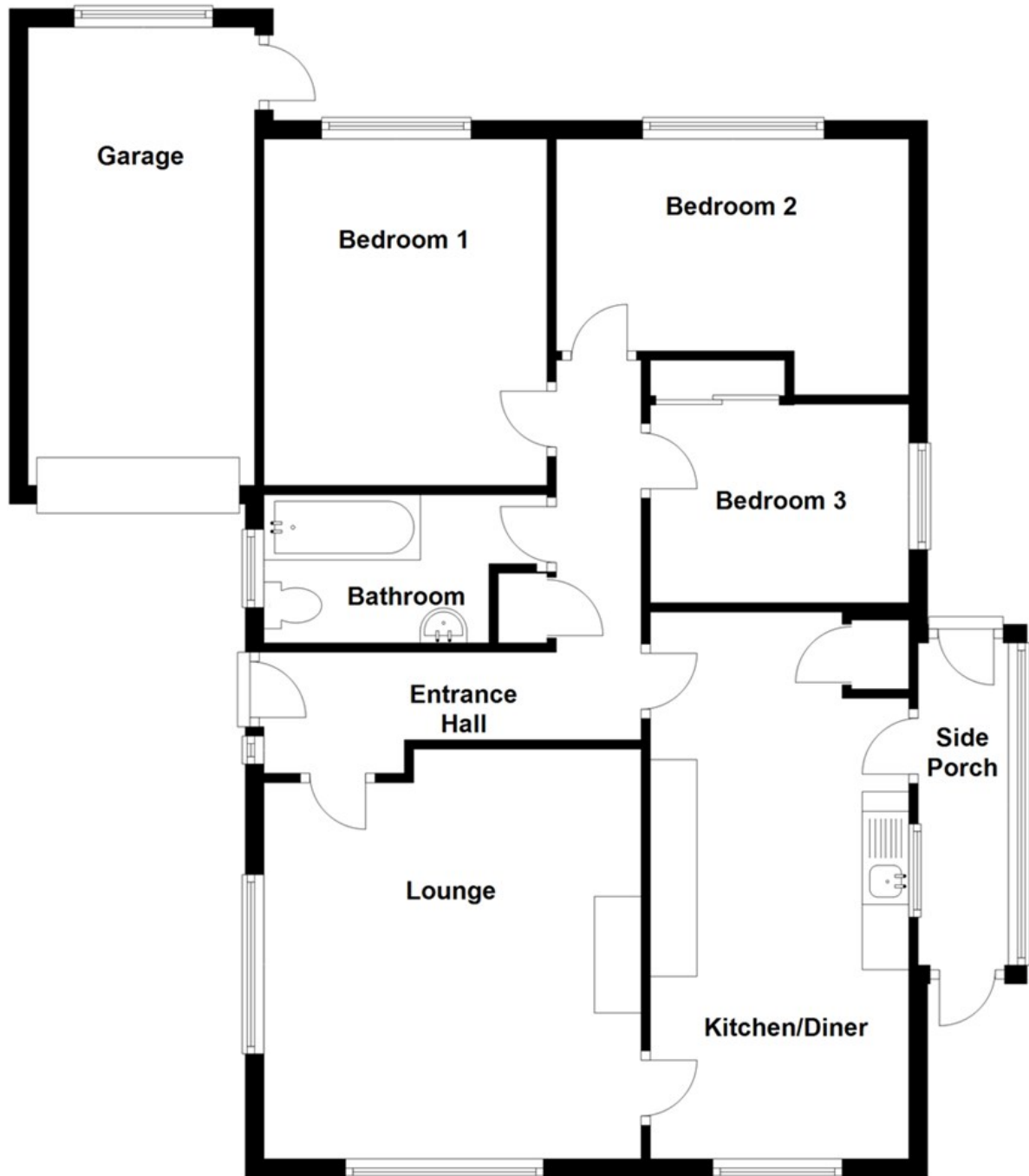
Website

All details also available on our website www.choiceproperties.co.uk

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Ground Floor



Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street, then take your second left into Seacroft Road. Follow along Seacroft Road and Ripon Place is the third turning on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(55-68) D	53	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

