

6 Elm Avenue,
Mablethorpe, LN12 2DP

Reduced To £120,000



****£124,950 REDUCED TO £120,000**** We offer for sale this two bedroom semi detached bungalow situated in a pleasant residential position convenient for beach, town centre and local amenities.

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

UPVC Entrance Door to:

Conservatory

8'11" x 6'10"

Radiator. Double power point. Door to:

Kitchen

11'0" x 10'4"

Modern kitchen comprising of fitted wall and base units with work surfaces over. One & half bowl stainless steel sink unit and drainer with mixer tap. Electric oven & hob. Part tiled walls. Tiled floor. Spot lighting. Plumbing for automatic washing machine. 2 Single & 2 double power points. Cupboard housing electric trip box.

Hall

Storage area. Loft access. Room thermostat control for the central heating system. Doors to:

Lounge

13'8" x 12'10"

Radiator. Laminate flooring. Single & 2 double power points. T.V. aerial point.

Bedroom 1

11'8" x 10'5"

Radiator. 3 Single power points. Airing cupboard with double opening doors housing hot water cylinder.

Bedroom 2

12'2" x 8'9"

Radiator. 3 Single power points. UPVC door to rear garden.

Bathroom

7'10" x 6'4"

Measurements to widest points. Consisting of bath, w.c. and pedestal wash hand basin. Radiator. Part tiled walls.

Outside

The property is approached via the driveway, this leads to the enclosed front garden which is laid to lawn. To the right of the property is access to the rear garden. This has been gravelled for ease of maintenance and has a large decking area.

Driveway

Providing ample parking.

Garage

Single detached garage.

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 A

Opening Hours

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

Viewing Arrangements

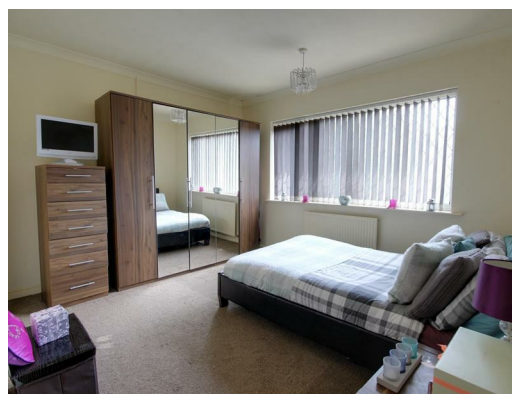
Viewing by appointment through Choice Properties on 01507 472016.

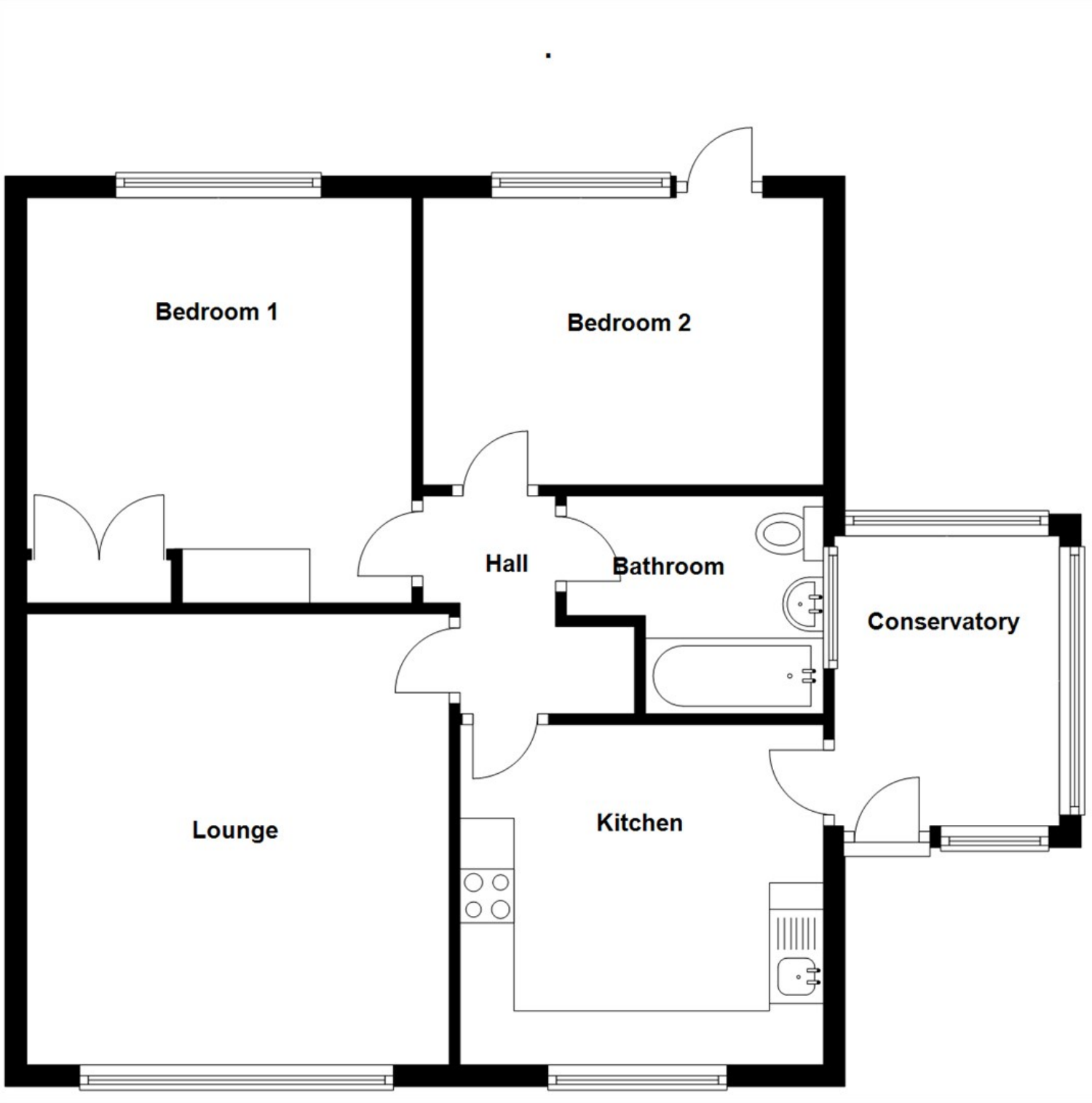
Making an offer

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 South along Victoria Road (A52) and turn right at the Eagle Hotel onto Seaholme Road. Take your first right into George Street before turning left into Elm Avenue (private road).

