

31 Camelot Gardens, Sutton on Sea, LN12 2HP

Reduced To £147,500



Reduced from £164,950 to £147,500. We offer for sale this spacious two bedroom detached bungalow, situated in a pleasant residential position close to the High Street, beach and local amenities.

The property has the benefit of Gas fired central heating, UPVC double glazing and UPVC soffits & fascias. Internally the well laid out internal accommodation consists of:

Front UPVC Entrance Door to:

Entrance Hall

4'10" x 4'2"

Radiator. Single power point. Doors to:

Lounge

18'10" x 13'

Feature fireplace. 2 Radiators. Single & 2 double power points. Wall lighting. T.V. aerial point. Room thermostat control for the central heating system.

Kitchen

15'6" x 9'4"

Measurements to the widest points. Fitted base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for automatic washing machine. Gas cooker point. Part tiled walls. Fluorescent lighting. Radiator. 3 Double power points. 'Ideal Icos' gas fired central heating boiler which supplies the central heating and domestic hot water. UPVC door to outside.

Lobby

2'10" x 2'8"

Loft access. Doors to:

Bedroom 1

12'7" x 10'1"

Radiator. 2 Single power points.

Bedroom 2

12'6" x 9'3"

Radiator. 2 Single power points.

Bathroom

9'5" x 6'3"

Measurements to widest points. Consisting of panelled bath, pedestal wash hand basin and low level flush w.c. Part tiled walls. Radiator. Electric shaver point. Airing cupboard housing lagged hot water cylinder.

Outside

To the front of the property is a lawned garden edged with well established plant and shrub borders. To the side of the property is the gated access leading to the further driveway, which in turn leads to the rear garden. This has a paved area along with a lawned garden edged with plants and shrubs.

Driveway

With double opening gates leading to further driveway.

Tenure

Freehold

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 B

Making an Offer

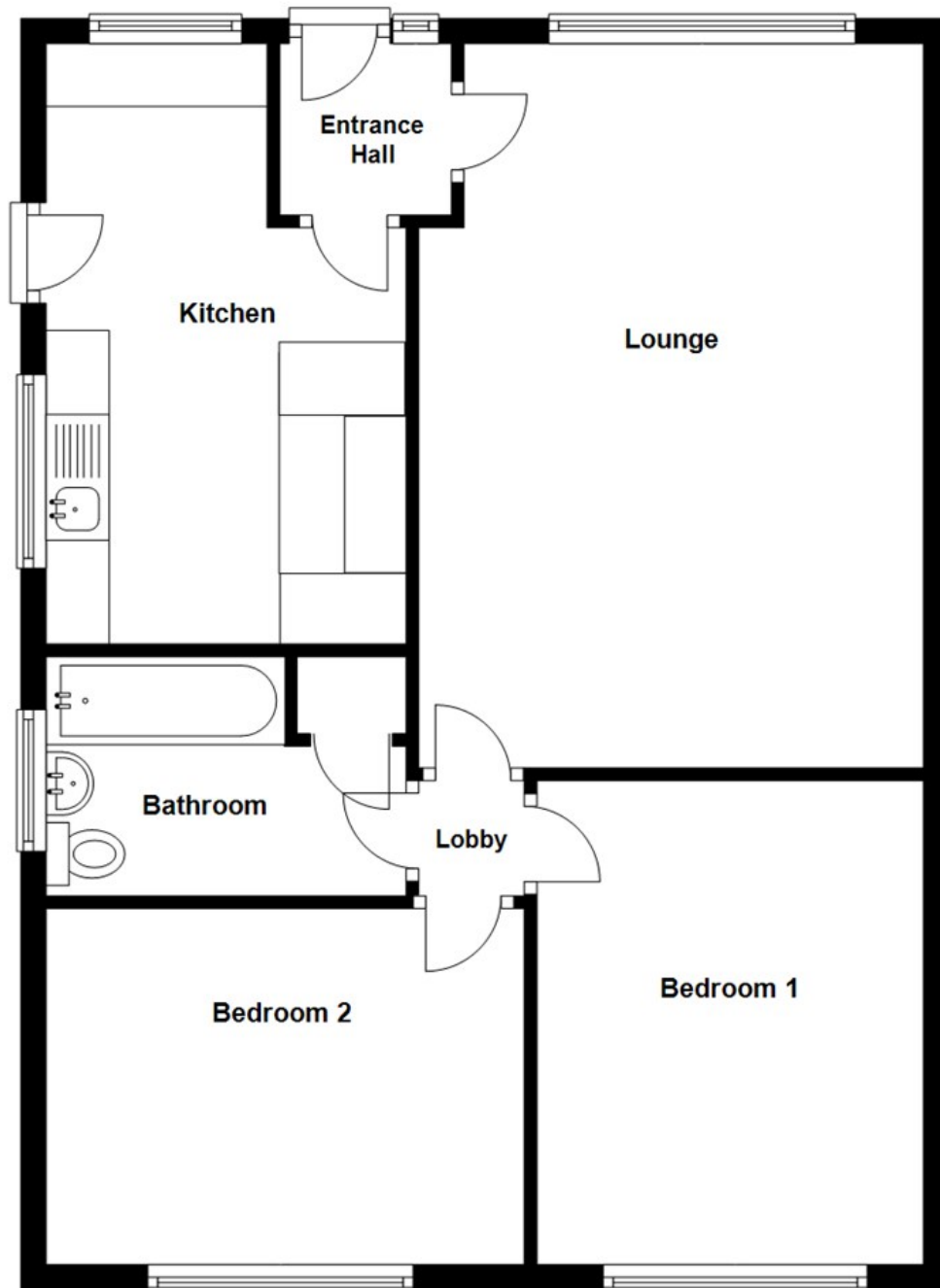
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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 office head right along the High Street. Turn left at the mini roundabout onto Station Road and Camelot Gardens is your second turning on the right. Number 31 can be found at the top of the road on the left hand side.

