CHOICE PROPERTIES

Estate Agents

51 Hillside Avenue, Sutton-On-Sea, LN12 2JH

Price £230,000



Choice Properties are delighted to offer for sale this spacious two bedroom detached bungalow, ideally located in a sought after position close to the local amenities and golden sandy beaches. Offering generously proportioned, light and airy rooms, a large conservatory to the rear, detached garage and well kept gardens, early viewing is certainly advised. No Onward Chain.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

Entrance Hall
uPVC front entrance door. Two built in storage cupboards. Radiator. Access to the loft space where the boiler is found.

Reception Room
20'2" x 10'0"
Light and airy reception room with double opening patio doors leading to the garden. Log burning stove. Radiator. TV aerial point.

Kitchen
9'9" x 9'4"
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with mixer tap over, plumbing and space for a dishwasher and washing machine. Radiator. uPVC door leading to:

Conservatory
11'4" x 15'0"
Large conservatory with pitched polycarbonate roof. Tiled flooring. Two radiators.

Bedroom 1
9'9" x 12'9"
Spacious double bedroom. Double opening patio doors to the conservatory.

Bedroom 2
10'0" x 8'10"
Double bedroom. Radiator. Electric consumer unit.

Bathroom
5'6" x 6'5"
Fitted with a white three piece suite comprising a panelled bath tub with taps and shower over, dual flush wc and hand wash basin set into vanity unit. Radiator. Part tiled walls.

Driveway
Providing ample off road parking.

Garage
Detached Garage with up and over door.

Gardens
The property is fronted by a small well kept lawn and two trees. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The rear garden has a small lawn area but is mainly laid to gravel and features a paved patio area for ease of maintenance, as well as a greenhouse.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
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.

Viewing Arrangements
By appointment through Choice Properties. 01507 443777.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.











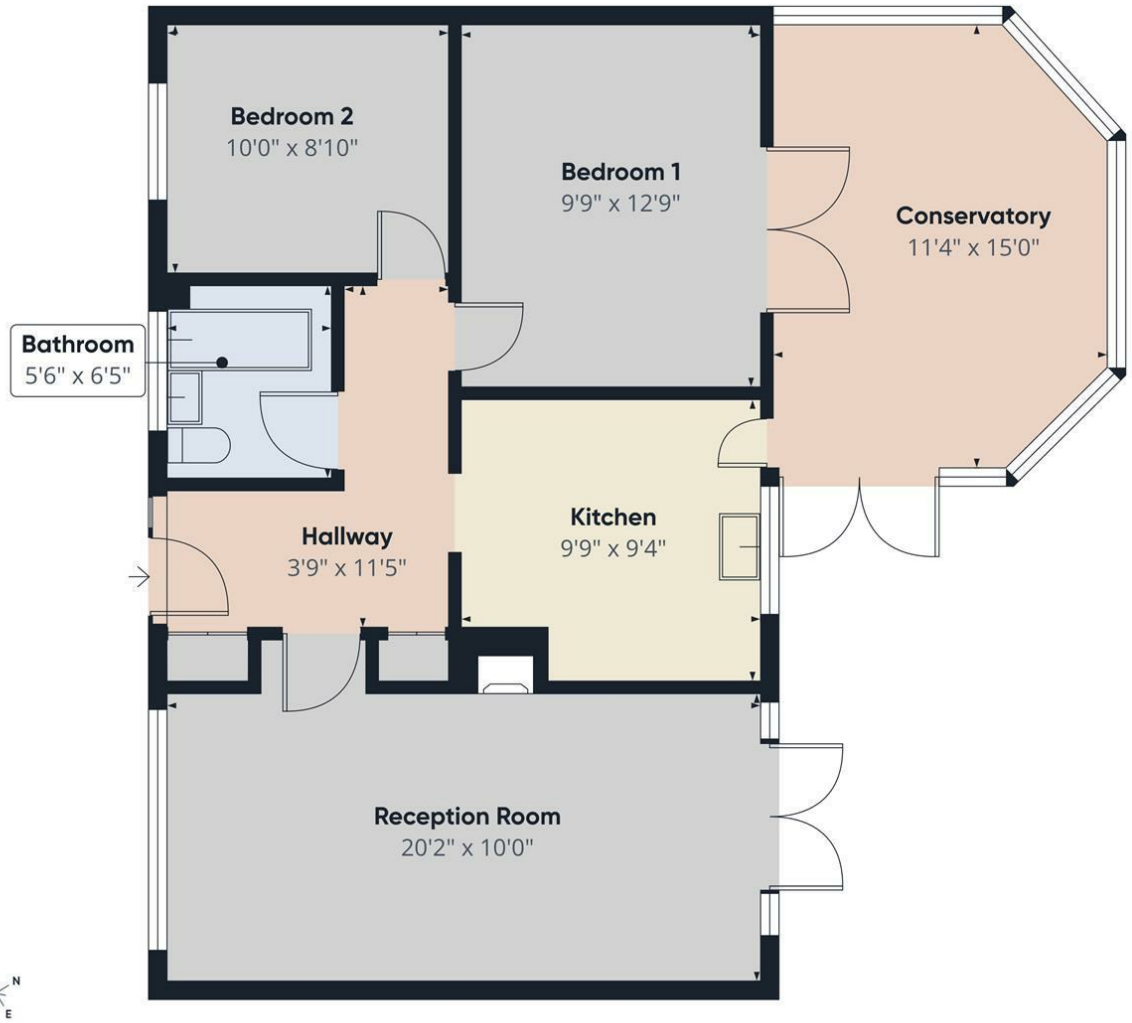












Approximate total area[1]

804 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

As you leave our Sutton on Sea office head towards the Sea Front, take your 1st first right onto York Road, then take your 2nd right into Hillside Avenue. Number 51 can be found a short way along on your left hand side.

