



CHOICE PROPERTIES

Estate Agents

Rest Yea ,

Anderby Creek, PE24 5XT

Reduced To £160,000



Choice Properties are delighted to offer to you this 2 bedroom detached timber bungalow which is perfectly located close to the beach in the sought after village of Anderby Creek. We highly recommend viewing.

Externally UPVC clad and internally insulated. Benefiting from electric storage heating and UPVC double glazing. Internally the well laid accommodation consists of :

Kitchen

9'8" x 9'5"

UPVC Entrance door leading into the newly fitted kitchen comprising wall and base units with work surfaces over, one bowl resin sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, plumbing for a washing machine and part tiling to the walls.

Bedroom 1

9'5" x 11'10"

Electric Radiator. Power Points. TV Aerial Point.

Bedroom 2

9'8" x 9'6"

Electric Radiator. Power Points. TV Aerial Point.

Bathroom

5'10" x 5'7"

Walk-in Shower. Low level push button WC & pedestal wash hand basin. Partly tiled. Extractor fan.

Reception Room

9'5" x 13'0"

Power Points. TV Aerial Point. Telephone Point. Doors leading to :

Conservatory

8'3" x 25'2"

Double Doors leading to garden.

Gardens, Garage & Driveway

The property is surrounded by a newly built fence, making the garden a secure and private lawned area. A driveway & garage to the left of the property allows for parking and access to the rear of the property through another gate. The garden itself is laid mainly to lawn and bordered with mature hedges and trees. The beach is only a short distance away by foot.

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 A

Viewing Arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777. Opening hours - Mon-Fri 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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

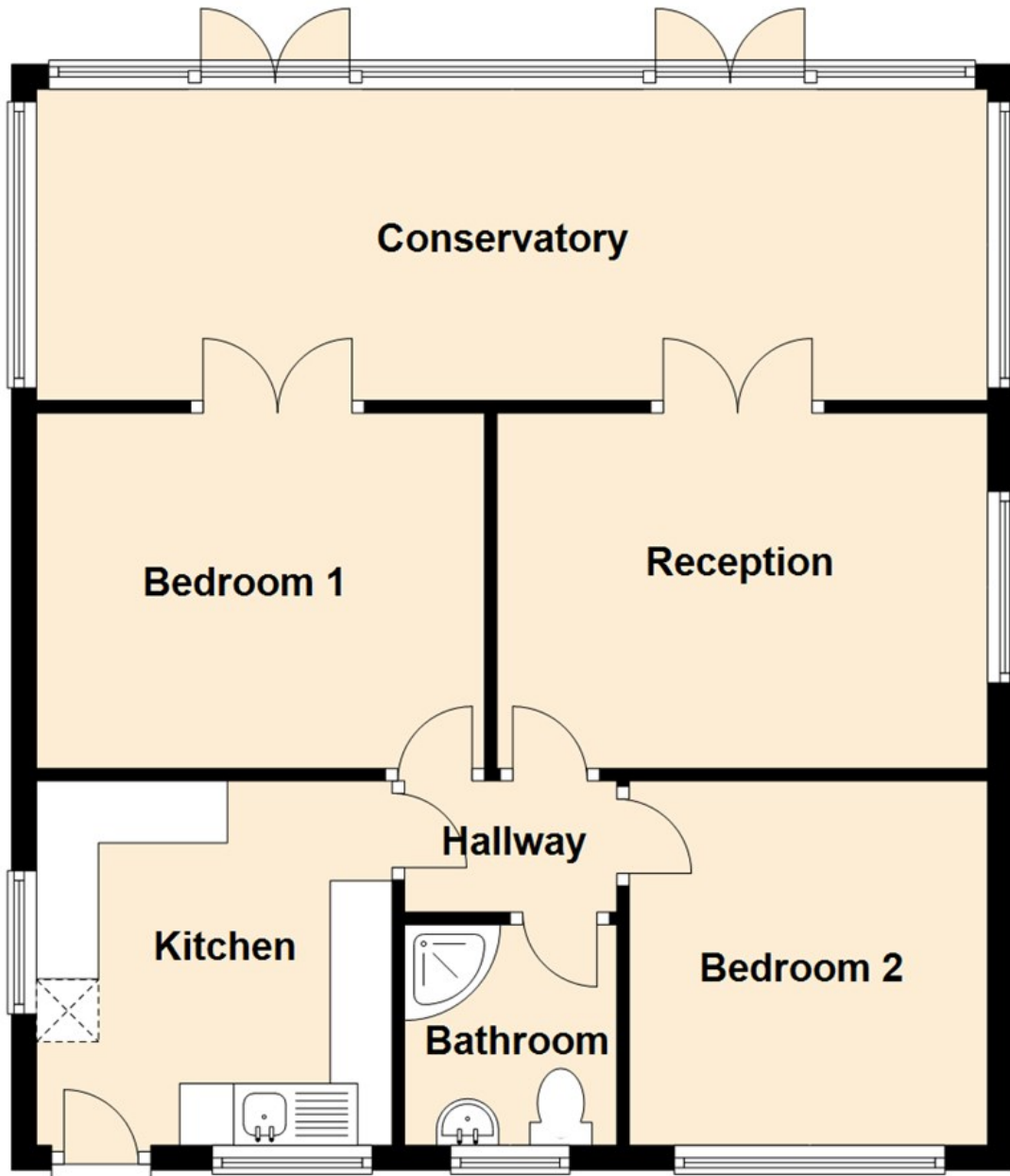
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.





Ground Floor

Approx. 65.3 sq. metres (703.3 sq. feet)



Total area: approx. 65.3 sq. metres (703.3 sq. feet)

