



## 6 bed semi-detached house to buy in LN12

Victoria Road, Mablethorpe, Mablethorpe, Lincolnshire, LN12 2AL

**£215,000** Starting Bid

🏠 x 6 🚿 x 1 🚿 x 2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Semi-Detached House
- ✓ Lounge
- ✓ Second Reception Room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties

Lovelle are pleased to bring to the market this extremely spacious SIX bedroom Semi-Detached house situated in a convenient central location of Mablethorpe, position perfectly to the beach and with gated access in the back garden to queens park. Ideal Family home or as an investment business property for a holiday let, Air B&B the opportunities are endless.

Briefly comprising of entrance porch, lounge, second reception room, open plan kitchen diner, rear hall, utility room with WC, first floor landing with access to three bedrooms, family bathroom and further WC, second floor landing giving access to a further three bedrooms. Off road parking to the front for two cars, enclosed rear garden with views over queen's park from the rear bedroom windows. Must be viewed to appreciate the size of the property.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £215,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         | 77  |
| (55-68) <b>D</b>                                   | 68      |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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