



Sutton Road
Trusthorpe
Mablethorpe
Lincolnshire
LN12 2PH

Offers in Excess of £90,000

bettermove

Sutton Road Mablethorpe

Bettermove are proud to present this 3 bedroom semi-detached bungalow in Trusthorpe, Mablethorpe.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway.

The council tax band is X.

This is a leasehold property with 957 years remaining on the lease; the ground rent and service charge combined is £200 per annum.

The interior of this property comprises a spacious living room, fitted kitchen with dining area, 3 bedrooms and a bathroom on the ground floor. Although refurbishments are needed this property has huge scope for development. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Mablethorpe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. This property is located just a couple of minutes walk from the sea.

Excellent transport connections can be found from the A52 and local bus routes.

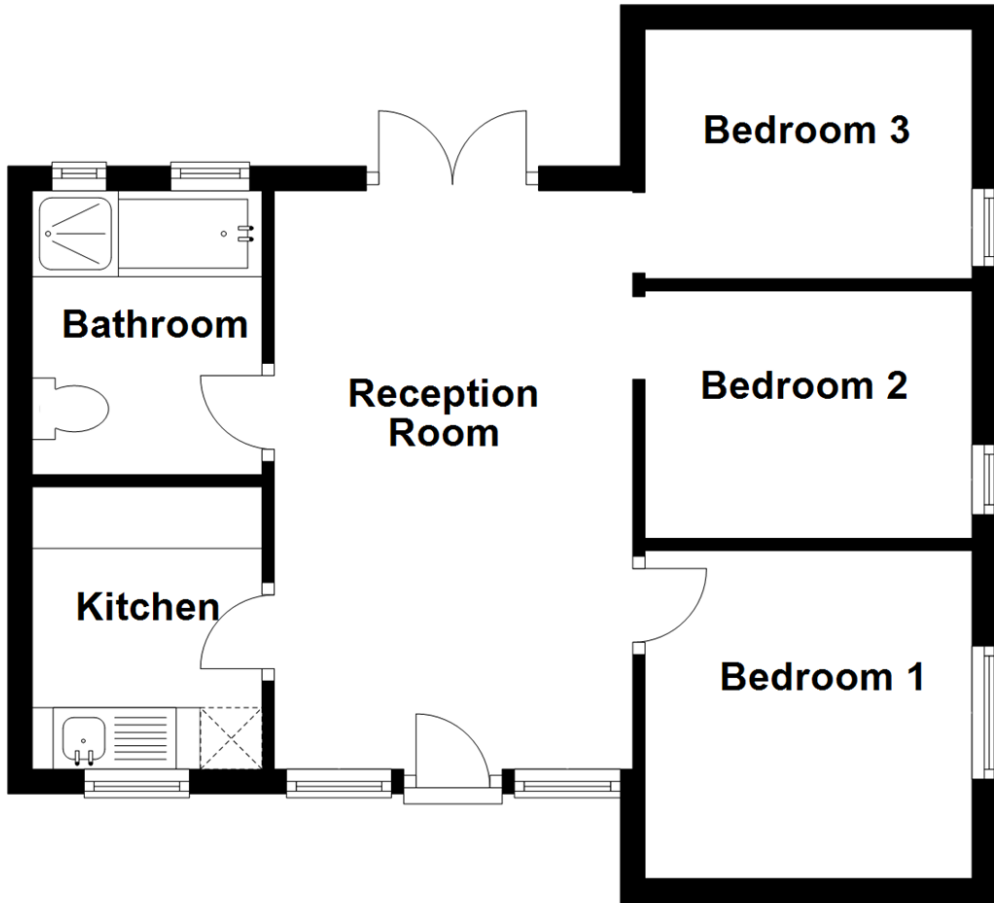
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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