



**5 Albert Road, Skegness, PE25 3RB**

**Asking Price £105,000**

**\*BUY TO LET INVESTMENT\***

TES Property bring to the market this mid terrace property located in the coastal town of Skegness. The property consists of a lounge, kitchen, dining room, two bedrooms and a bathroom, with an enclosed garden to the rear.

The property is being sold with the current tenant in situ, perfect for an investor wanting to add to their portfolio or if you are wanting to start your investment journey!



## LOCATION - Skegness

Skegness is the principal Lincolnshire coastal resort with a resident population of around 20,000 persons, increasing substantially in the summer months with the influx of holiday makers and day visitors. It lies some 40 miles east and south of Lincoln and Grimsby respectively, with main communication links via the A52 and A158 roads as well as a regional rail service to Grantham and Nottingham.

## Living Room 11'2" x 9'4" (3.419m x 2.847m)



With feature fireplace with shelving to alcoves either side, coving to the ceiling, cupboard space, a radiator and uPVC double glazed window and door to the front.

## Central Lobby

Staircase to first floor.

## Dining Room 10'3" x 11'4" (3.14m x 3.47m)



With radiator, under stair storage and archway open into the kitchen.

## Kitchen 12'6" max. x 5'5" + 5'5" x 3'2" (3.83m max. x 1.66m + 1.66m x 0.977m)



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a one bowl stainless steel sink unit with drainer, there is an electric oven and hob, space for fridge freezer, washing machine and tumble dryer, partly tiled walls, radiator and uPVC double glazed window to and door to the rear.

## Downstairs Toilet

With W.C, Viessmann boiler and uPVC double glazed window to the rear.

## Bedroom 1 11'2" x 10'4" (3.415m x 3.170m)



With uPVC double glazed window to the front and a radiator.



### **Bedroom 2 11'4" x 10'5" (3.46m x 3.189m)**



With uPVC double glazed window to the rear and a radiator.

### **Step down to:-**

### **Bathroom 5'5" x 8'1" (1.654m x 2.489m)**



Fitted with a three piece suite consisting of a bath with shower over and glass screen, wash hand basin and a W.C. There are partly tiled walls, corner mirrored cabinet and a radiator.

### **Outside**



The rear garden is low maintenance with concrete and paving with a semi-detached storage shed.

### **Agent Notes**

We have been informed that there is a right of access through the rear garden for the neighbouring properties.

### **Current Rent**

We have been advised that the property is currently achieving £585 pcm.

### **Services**

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Brochure Prepared**

July 2025.

### **Council Tax**

East Lindsey District Council Tax Band A.

### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

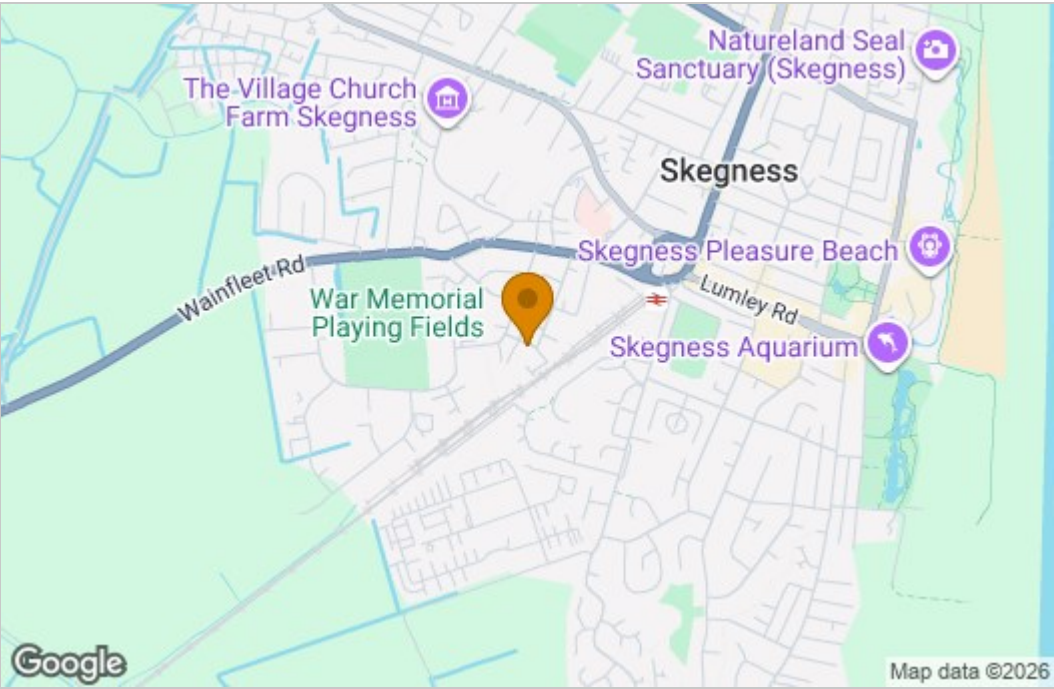
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

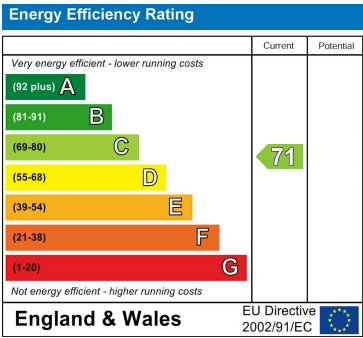
Floor Plan



Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.