



18, Wilford Grove, Skegness
£160,000
Auction Guide



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Willsons
— SINCE 1842 —

18, Wilford Grove,
, Skegness,
Lincolnshire, PE25 3EZ

"AGENT'S COMMENTS"

A converted semi-detached character property offering two self contained freehold flats located close to the beach and local amenities of Skegness. Both flats benefit from having uPVC windows and doors throughout, off road parking, enclosed rear garden and no onward chain. These dwellings would be an ideal opportunity for any investors looking to extend their portfolio or for any buyer requiring a project.

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.

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<https://www.willsons-property.co.uk>



Front Of Property

With concrete driveway to the side and front of the property bordered by wooden fencing.

Ground Floor Flat Hallway

With carpeted flooring

Ground Floor Flat Lounge

12' x 10'4" (3.66m x 3.15m)

With carpeted flooring, fireplace with brick surround and inset electric fire, electric storage heater and bay window to the front of the property.

Ground Floor Flat Kitchen

8'2" x 6'4" (2.49m x 1.93m)

With a range of base and wall units, tiled splashbacks, stainless steel sink with drainer, space for cooker, extractor hood, tiled flooring, window and door to rear of property.

Ground Floor Flat Bedroom

12' x 10'11" (3.66m x 3.33m)

With carpeted flooring, two built in wardrobes, electric storage heater and window to rear of the property.

Ground Floor Flat Bathroom

7'1" x 4'8" (2.16m x 1.42m)

With electric shower over the bath, sink, WC, extractor fan, tiled flooring and window to the side of property.

Ground Floor Flat Pantry

With carpeted flooring, space and plumbing for washing machine, laminated worktop and window to the side of property.

First Floor Flat Hallway & Landing

With carpeted flooring to hallway and stairs, window to the side of property from the landing.

First Floor Flat Lounge

12' x 9'8" (3.66m x 2.95m)

With carpeted flooring, fireplace with brick surround and inset electric fire, electric storage heater and bay window to the front of the property.

First Floor Flat Kitchen

9' x 7'6" (2.74m x 2.29m)

With a range of base and wall units, tiled splashbacks, stainless steel sink with mixer tap, space for cooker, space and plumbing for washing machine, extractor hood, LVT flooring, integrated kickboard electric heater and window to front of property.

First Floor Flat Bedroom

12' x 11' (3.66m x 3.35m)

With carpeted flooring, electric storage heater and window to rear of the property.

First Floor Flat Bathroom

8'1" x 6'5" (2.46m x 1.96m)

With bath, sink, WC, LVT flooring, windows to side and rear of the property.

Rear Garden

With concrete paving and gravelled areas, enclosed with wooden fencing and gated access to the side of the property.

Services

We understand that mains water, drainage and electricity are connected to the property.

Energy Performance Certificate

Ground Floor Flat -The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0900-6597-0022-5076-3753

First Floor Flat - The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 3035-6527-7000-0049-9276

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

Local Authority

Council Tax Band 'A' for each property, payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

What 3 Words

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Directions

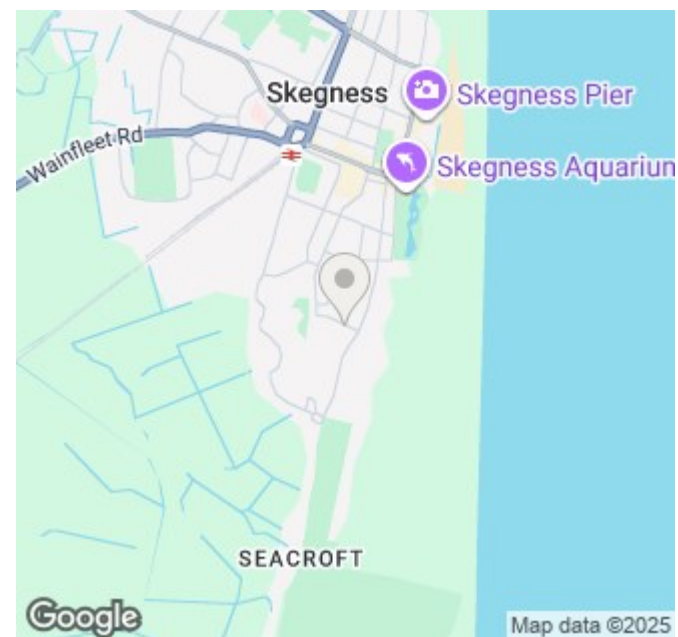
Proceed left out of the office onto Alghitha Road over the junction with Lumley Avenue and right onto Rutland Road turning left onto Lumley Avenue and right before the clock tower onto Drummond Road, proceed along Drummond Road taking the 6th turning right onto Wilford Grove whereupon the property will be found on the righthand side.





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

