



18, Wilford Grove, Skegness

£135,000

Auction Guide



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**Willsons**  
— SINCE 1842 —



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

### "AGENT'S COMMENTS"

\*\*\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000\*\*\*\*

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.



**Willsons**  
SINCE 1842

16 Alghita Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<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 a range of base and wall units, 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](http://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](http://www.gov.uk/find-energy-certificate) Reference Number: 3035-6527-7000-0049-9276

**Auctioneers Comments**

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**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 or via Pattinsons Auctions.

**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.



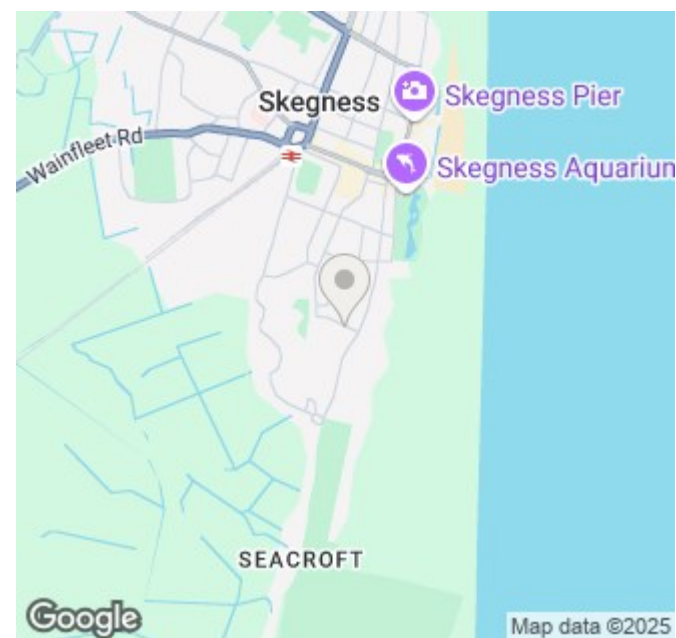




## FLOORPLAN

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.

