



20B, Clifton Grove, Skegness

£795 PCM



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Willsons
SINCE 1842

20B, Clifton Grove,
, Skegness,
Lincolnshire, PE25 3HB

"AGENT'S COMMENTS"

2 Bed Semi-Detached House located in the seaside town of Skegness. Situated close to the town centre, this property offers a modern kitchen with an integrated hob and oven, a fully renovated bathroom suite, and two large double bedrooms and a large private back garden. Electric Storage heaters throughout. EPC rating E. Council Tax Band A. Deposit £917.30.

LOCATION

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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Viewings and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Accommodation

Two bedroom Semi-detached house, close to local amenities, UPVC door leading to;

Living room

12'9" x 8'8" (3.91 x 2.66)

UPVC door with double glazed window, UPVC double glazed picture windows with fitted curtain rail, Cupboard containing water tank, Aerial port, Tv and Internet port, Fuse box, Socket and switches.

Kitchen

12'0" x 37'9" (3.66 x 11.51)

Range of wall and base units, Breakfast bar with under counter cupboards, Integrated electric oven and hob, Double sink with drainer and mixer tap, Extractor fan, Plumbing for Dishwasher and Washing machine, Sockets and switches

Dining room

11'8" x 8'8" (3.58 x 2.66)

UPVC double glazed window, Electric storage heater, Sockets and switches

Bathroom

6'2" x 6'1" (1.88 x 1.86)

UPVC Double glazed window, Freestanding sink with vanity unit, Low level toilet, Tiled shower cubicle, Extractor fan, Switches.

Landing

3'2" x 6'2" (0.99 x 1.88)

UPVC double glazed window, Switches.

Bedroom 1

11'7" x 8'3" (3.55 x 2.54)

UPVC double glazed window with fitted blind rail, Electric storage heater, Sockets and switches.

Bedroom 2

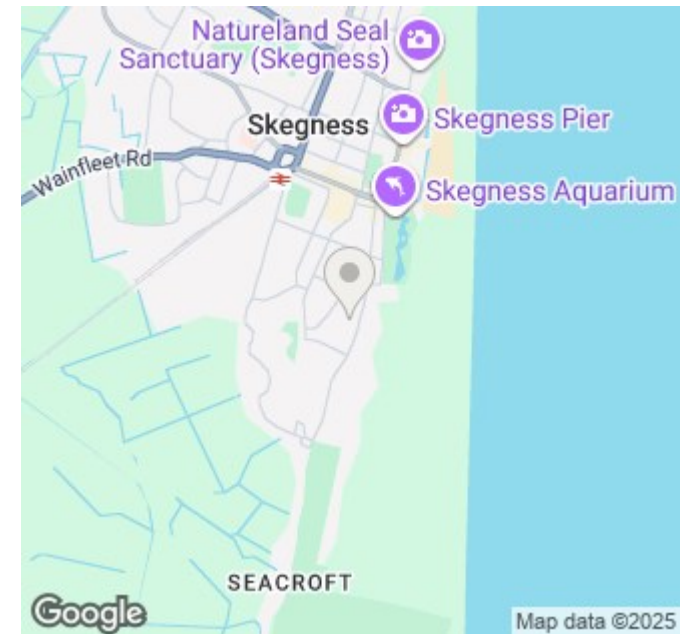
9'8" x 3'9" (2.96 x 1.15)

Two UPVC double glazed windows with fitted curtain poles, Electric storage heater, Loft access, Sockets and switches

Rear garden

Large patioed area, Astro turf.





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.

