



22 Mulberry Way, Skegness

£150,000



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Willsons
— SINCE 1842 —

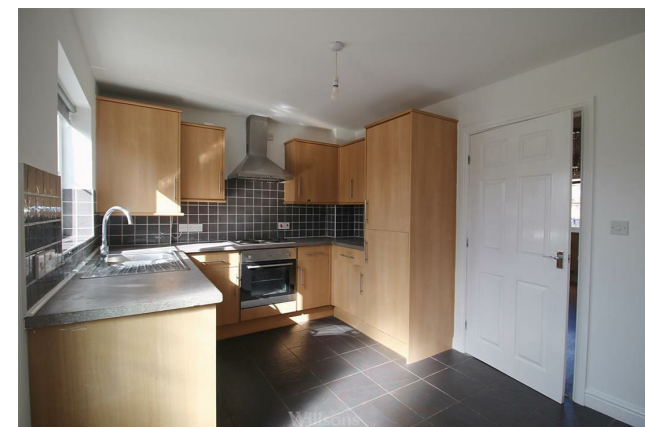
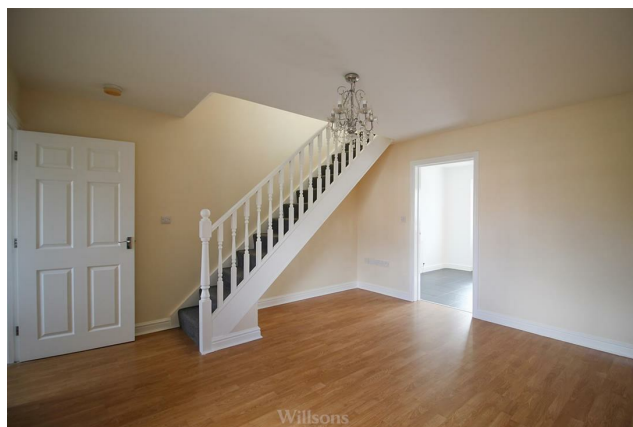
22 Mulberry Way,
Skegness,
Lincolnshire, PE25 1GD

"AGENT'S COMMENTS"

A modern end terrace property situated in a cul-de-sac location off the popular Beacon Park area of Skegness. This property would make an ideal starter home or for any buyer looking for an investment. Benefitting from off road parking, private rear garden, downstairs cloakroom and offered with no onward chain.

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

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Front Of Property

Entrance Hall

6'2" x 3'6" (1.88 x 1.07)

With laminate flooring and leading to the cloakroom and lounge.

Cloakroom

5'0" x 3'2" (1.52 x 0.97)

With vinyl flooring, WC, corner hand basin and window to the front of the property.

Lounge

13'6" x 13'1" (4.11 x 3.99)

With laminate flooring, open stairway to the first floor landing and window to the front of the property.

Kitchen

13'1" x 9'2" (3.99 x 2.79)

With a range of base and wall units, tiled splashbacks, stainless steel 1.5 sink and mixer taps, space and plumbing for washing machine, electric oven & hob, integrated fridge freezer, extractor hood, tiled flooring, door leading to the rear garden and window to the rear of the property.

Landing

With carpeted flooring and window to the side of the property.

Bedroom One

13'1" x 12'3" (3.99 x 3.73)

With carpeted flooring, built in cupboard and dual windows to the front of the property.

Bedroom Two

13'1" x 7'7" (3.99 x 2.31)

With carpeted flooring and window to the rear of the property.

Bathroom

6'5" x 6'1" (1.96 x 1.85)

With part tiled walls, bath having direct feed shower over, WC, sink, vinyl flooring and extractor fan.

Rear Garden

With boundaries of timber fencing, slabbed footpath leading to the side and front of the property, low maintenance artificial grass and gravelled areas.

Energy Performance Certificate

The property has an energy rating of 'C', The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 8306-4616-2029-5906-7513

Local Authority

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

Services

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

Tenure & Possession

The property is Freehold with vacant possession upon completion.

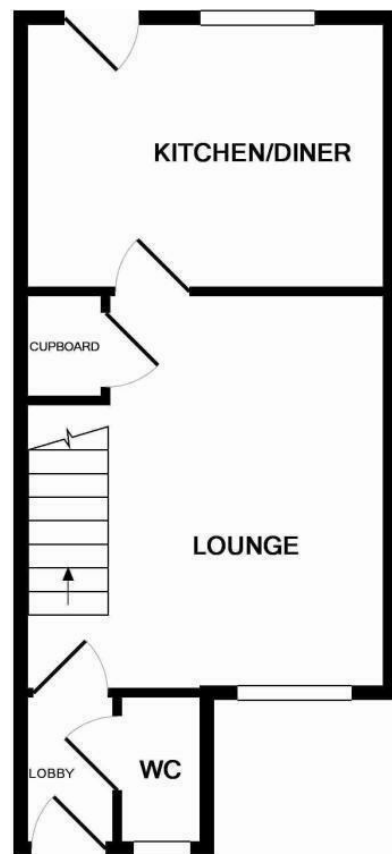
Viewing

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

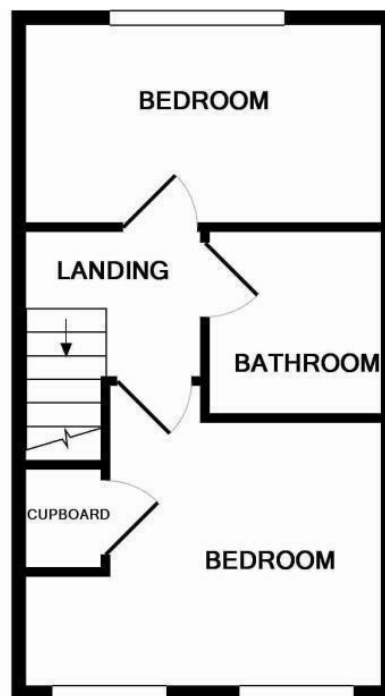
What 3 Words

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GROUND FLOOR

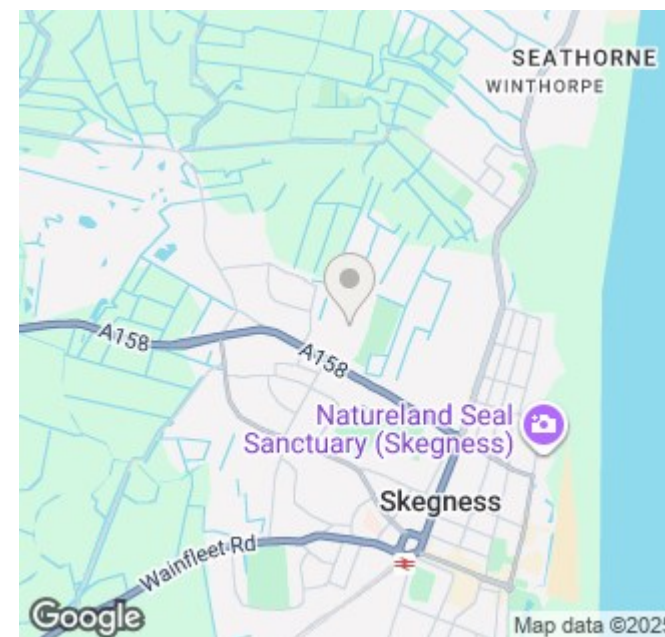


1ST FLOOR

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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FLOORPLAN Not to scale – For identification purposes only

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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.

