



48, Normanby Road,  
£850 Per Month



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**Willsons**  
— SINCE 1842 —

48, Normanby Road,  
, Skegness,  
Lincolnshire, PE25 2DQ

### "AGENT'S COMMENTS"

*Modern two-bedroom mid terrace house in the seaside town of Skegness and located close to local amenities. This property consists of a ground floor WC, lounge, kitchen, two double bedrooms, bathroom and rear garden. Property benefits from private off road parking, UPVC double glazing and gas central heating throughout.*

### 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>

### How to apply

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

### Viewings

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

### Holding deposit

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 totalling £196.15 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.

### Deposit

This property requires a deposit of 5 weeks' rent - totalling £980.77.

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

### Accommodation

A modern two bedroom mid terrace property located in the seaside town of Skegness and close to local amenities

### Entrance

5'3" x 4'0" (1.61 x 1.24)

Front door, Radiator, Fuse box, Thermostat, Stairway to landing, Smoke alarm, Light, Switches

### Living room

9'2" x 10'7" (2.80 x 3.23)

Window, Radiator, Internet and aerial point, Light, Sockets and switches

### Kitchen

10'11" x 11'2" (3.33 x 3.42)

Window, double doors, Radiator, Base and wall units, Hob, Oven, Extractor fan, Sink with drainer, Space and plumbing for washing machine, Lights, Sockets and switches

### WC

3'2" x 5'10" (0.99 x 1.80)

Radiator, Sink, Toilet, Extractor fan, Light, Switch

### Landing

2'11" x 3'4" (0.89 x 1.04)

Thermostat, Storage Cupboard, Smoke alarm, Light, Sockets and switches

### Bedroom 1

8'11" x 9'2" (2.72 x 2.81)

Windows, Radiator, Aerial and internet point, Light, Sockets and switches

### Bedroom 2

7'5" x 9'2" (2.27 x 2.81)

Windows, Radiator, Built in wardrobe, Aerial point, Light, Sockets and switches

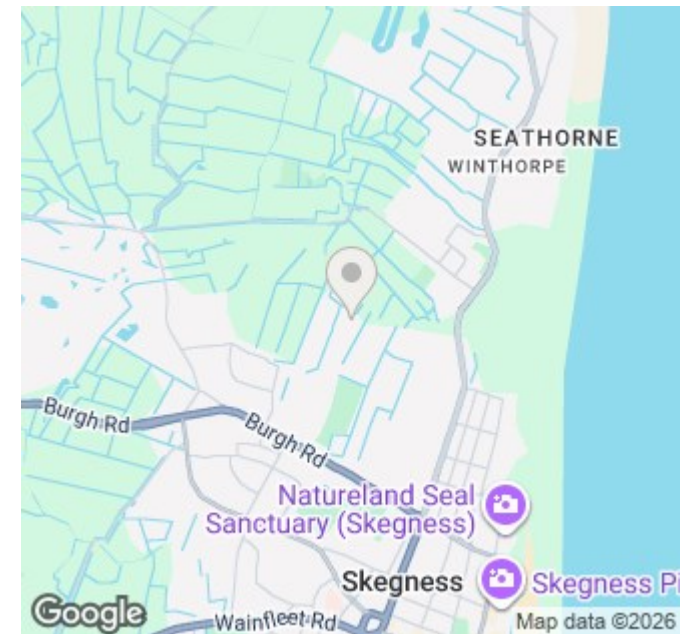
### Bathroom

6'7" x 5'6" (2.01 x 1.69)

Skylight window, Towel radiator, Sink, Toilet, Shower and bath, Extractor fan, Light

### Garden





## 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.

