



12 Finisterre Avenue, Skegness

£200,000



Willsons
SINCE 1842

12 Finisterre Avenue
Skegness
Lincolnshire PE25 1ET

"AGENT'S COMMENTS"

A well maintained detached bungalow located within a quiet development, situated in the coastal town of Skegness. This dwelling is offered with no onward chain, has the benefit of uPVC windows and doors, gas fired central heating, driveway and garage, low maintenance gardens, transport links close by and having easy access to the local amenities.

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

Approached over a concrete driveway with footpaths to the side and rear of the property. Having gravelled and slate areas with brick built flower beds bordered with decorative edging and timber fencing.

Hallway

With carpeted flooring, access to the loft space and airing cupboard.

Lounge

16'8" x 11'10" (5.08m x 3.61m)

With carpeted flooring, marble effect surround with mounted gas fire and window to the front of the property.

Kitchen

11'10" x 10'4" (3.61m x 3.15m)

With tiled flooring, resin 1.5 sink and drainer with mixer taps, a range of base and wall units with tiled splashbacks, gas hob, electric double oven, extractor hood, space and plumbing for a dishwasher and washing machine. Window and door to the rear of the property.

Bedroom One

11'11" x 9'1" (3.63m x 2.77m)

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

Bedroom Two

10'4" x 9'1" (3.15m x 2.77m)

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

Bedroom Three

8'3" x 5'11" (2.51m x 1.80m)

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

Bathroom

6'4" x 5'5" (1.93m x 1.65m)

With tiled flooring, part tiled walls, enclosed double shower cubicle with electric shower over, sink, WC and window to the side of the property.

Rear Garden

Having low maintenance slabbed and gravelled areas bordered by wooden fencing, concrete footpath leading to the sides of the property and gated access to the driveway, timber shed and covered canopy from the garage.

Garage

16'5" x 8' (5.00m x 2.44m)

With up and over door, power and light, EV charging point and timber door to the side.

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: 1635-8523-1500-0651-2206

Services

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

Local Authority

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

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

///racetrack.leathers.campus



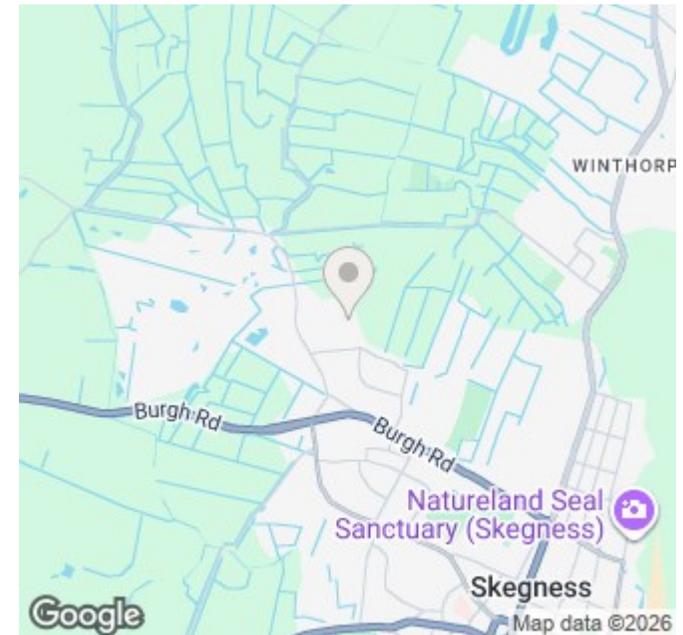
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TOTAL AREA: APPROX. 78.5 SQ. METRES (845.0 SQ. FEET)

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.

