



28 Queens Road, Skegness

£100,000



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Willsons
— SINCE 1842 —

28 Queens Road,
Skegness,
Lincolnshire, PE25 2ET

"AGENT'S COMMENTS"

Queens Road is located in the popular seaside town of Skegness, situated within easy reach of the local amenities, transport links and the newly developed college. This semi-detached house requires updating throughout whilst offering two reception rooms, off road parking, private rear garden and no onward chain.

LOCATION

Skegness is a popular seaside resort having ample amenities including primary & secondary schools, college, a range of shops both national and local independents as well as several supermarkets, hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a variety of entertainment with pubs, bistros, restaurants and takeaways. Public transport links include bus services along the coast and inland to Boston or Lincoln and Skegness railway is located at the end of the line to Nottingham.



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<https://www.willsons-property.co.uk>

Front Of Property

Approached via a concrete driveway and footpath leading to the front and side entrances. A small fenced front garden having mature hedging and grassed area.

Entrance Hall

With exposed flooring, window to the side of the property and stairs leading to the first floor landing.

Lounge

13'3" x 11'5" (4.04m x 3.48m)

With tiled surround fireplace, underlay over exposed wooden flooring and bay window to the front of the property.

Dining Room

11'2" x 8'5" (3.40m x 2.57m)

With tiled surround fireplace having gas wall mounted fire (capped off), built in storage cupboard, exposed wooden flooring and window to the rear of the property.

Pantry

With shelving and window to the side of the property.

Bathroom

With WC, bath, sink and window to the side of the property.

Kitchen/Rear Lobby

9'10" x 4'5" (3.00m x 1.35m)

With terrocata quarry tiled flooring, sink unit with plumbing, window to the rear of the property and door to side giving access to the driveway and garden.

Bedroom One

15' x 13'3" (4.57m x 4.04m)

With exposed wooden flooring and bay window to the front of the property.

Bedroom Two

11'2" x 6'8" (3.40m x 2.03m)

With exposed wooden flooring and window to the rear of the property.

Bedroom Three

8' x 7'11" (2.44m x 2.41m)

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

Brick Store/Shed

Brick built store/shed adjacent to the rear of the property.

Rear Garden

Predominately laid to grass with boundaries of timber fencing, mature trees and hedging.

Energy Performance Certificate

The property has an energy rating of 'G'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 9430-3059-5202-1086-1204

Services

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

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.

Tenure & Possession

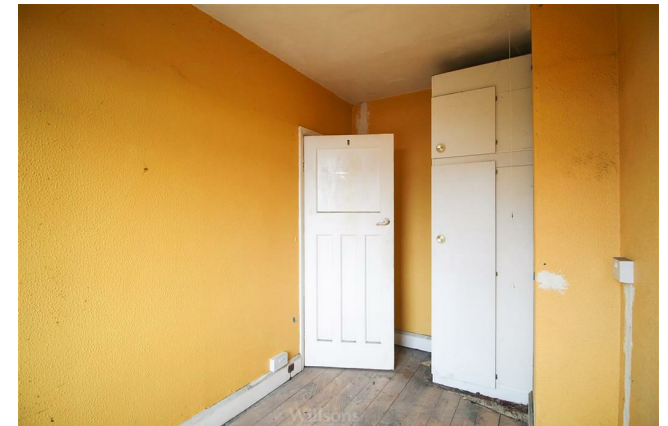
The property is Freehold with vacant possession upon completion.

Viewing

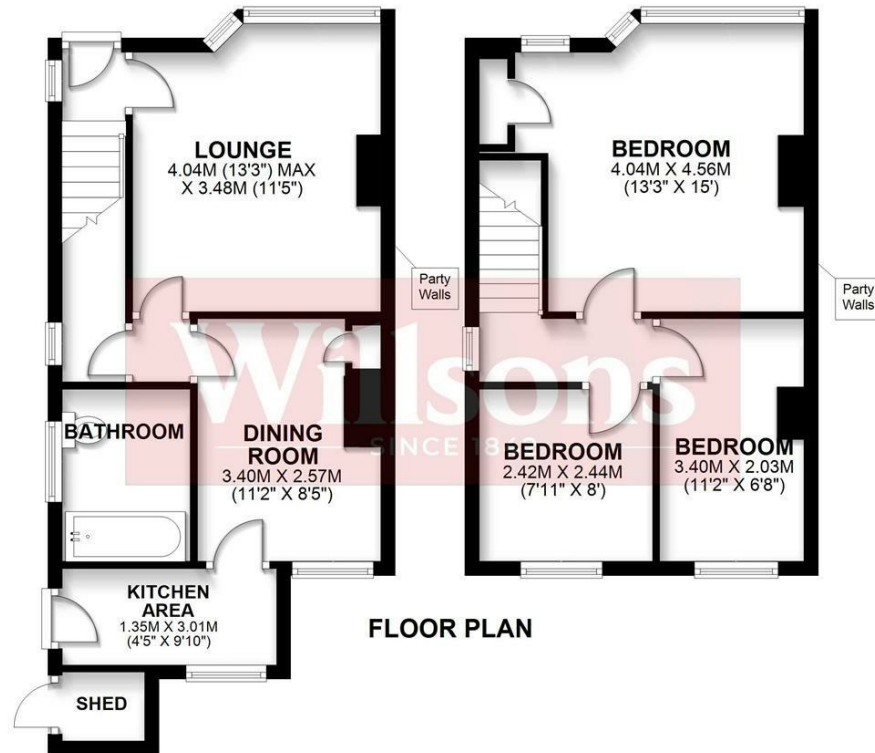
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

///claim.dramatic.telephone



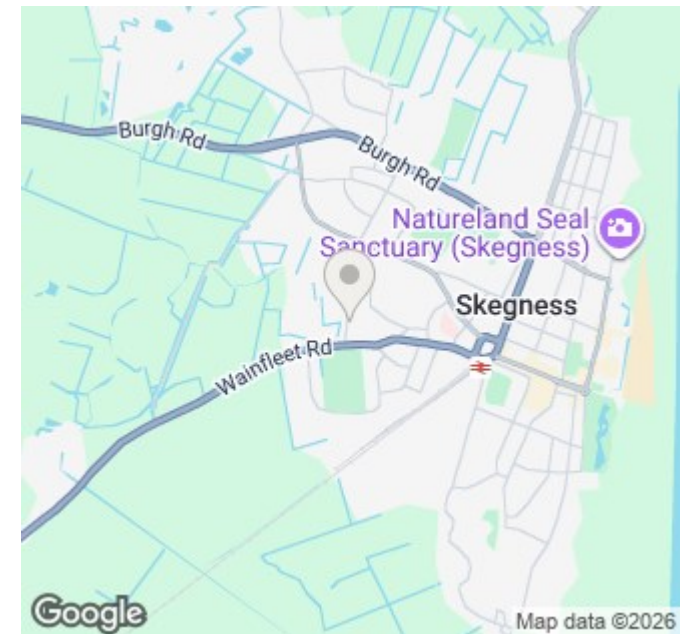
28 Queens
Road
Skegness
PE25 2ET



TOTAL AREA: APPROX. 71.9 SQ. METRES (773.8 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.

