



24 Wilford Grove, Skegness

£120,000



**Willsons**  
SINCE 1842

24 Wilford Grove,  
Skegness,  
Lincolnshire, PE25 3EZ

### "AGENT'S COMMENTS"

*A spacious mid-terrace house located near the popular Seacroft area of Skegness, having easy access to the beach and local amenities. The property requires modernisation although it benefits from two reception rooms, ample sized master and second bedroom, enclosed rear courtyard style garden, uPVC windows and doors throughout and offered with no onward chain.*

### LOCATION

*Skegness is a seaside resort with sandy beaches. It has primary and 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 and dentist's surgeries, and leisure facilities including swimming pools, cinema, theatre and 2 golf courses. There is a range of pubs and restaurants as well as takeaways including 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

Accessed via a timber gate into a slabbed area, bordered with closed board fencing and concrete posts.

### Hallway

With carpeted flooring and stairs leading to the first floor landing.

### Lounge

12'5" x 12'2" (3.78m x 3.71m)

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

### Dining Room

12'1" x 10'2" (3.68m x 3.10m)

With built in cupboards, wall mounted gas fire, carpeted flooring and window to the rear of the property.

### Kitchen

11'7" x 8'10" (3.53m x 2.69m)

With built in storage cupboards, airing cupboard, pantry with shelving, base unit with stainless steel sink, wall mounted gas fire, space and plumbing for washing machine, vinyl flooring and window and door to the side of the property.

### Rear Porch

Of uPVC construction with windows to the side and rear of the property, door to the rear courtyard and vinyl flooring.

### Landing

With carpeted flooring and multi-level gallery style landing.

### Bedroom One

16' x 12'2" (4.88m x 3.71m)

With dual aspect windows to the front of the property, carpeted flooring, free standing electric storage heater and built in storage cupboard units.

### Bedroom Two

12'1" x 10'3" (3.68m x 3.12m)

With window to the rear of the property, sink unit and carpeted flooring.

### Bedroom Three

8'11" x 6'8" (2.72m x 2.03m)

With window to the rear of the property, sink unit, built in wardrobe and carpeted flooring.

### Bathroom

With bath having electric shower over, WC, vinyl flooring and window to the side of the property.

### Rear Garden

Having an enclosed courtyard style garden with closed board fencing, access to the rear of the property, slabbed throughout and brick built store.

### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 9360-2335-3590-2925-2685

### Services

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

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### 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.

### Viewing

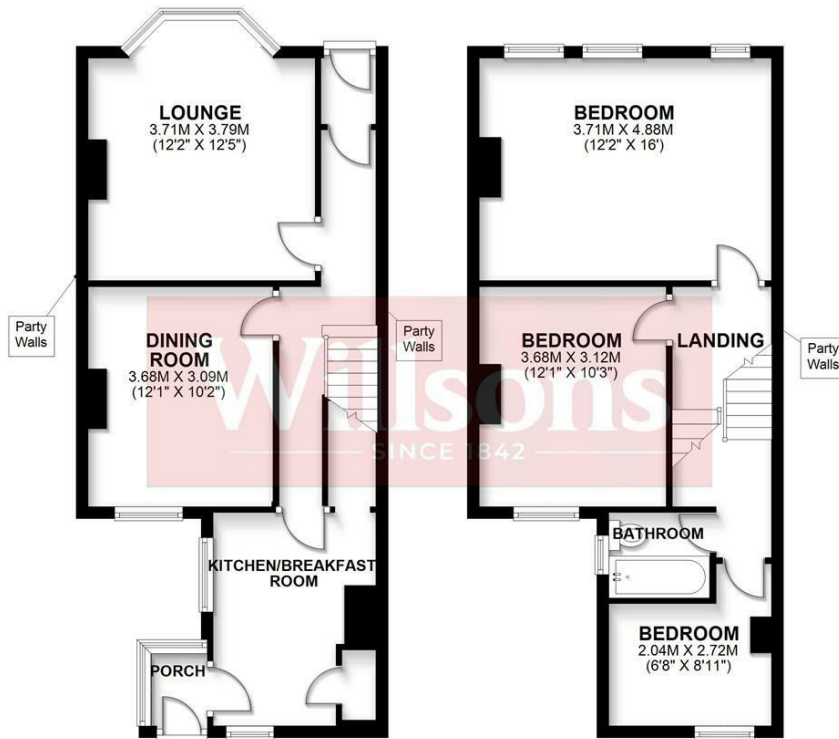
Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

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Grove  
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PE25 3EZ

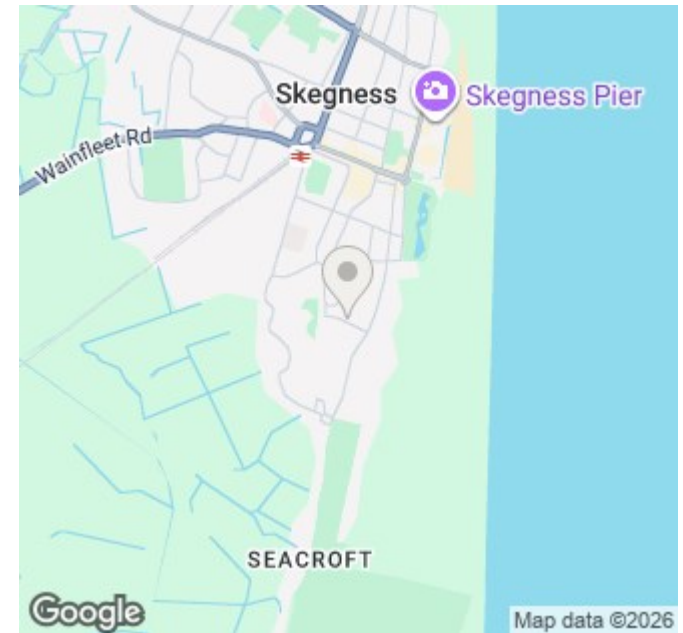


FLOOR PLAN

TOTAL AREA: APPROX. 94.1 SQ. METRES (1013.3 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.

