

1 Roseberry Avenue, Skegness

Offers Over £190,000

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Willsons
SINCE 1842

1 Roseberry Avenue, Skegness, Lincolnshire, PE25 3HA

"AGENT'S COMMENTS"

A spacious detached bungalow situated close to the popular Seacroft area of Skegness and within minutes to the beach. Having undergone some improvements by the current owners, creating a large kitchen breakfast room with an island and dining area as well as a cosy lounge with a multi-fuel burner. This property also offers the opportunity for further conversion (STP), already benefitting a staircase to the loft space and a part built extension to the rear.

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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Front Of Property
Having a decorative brick built wall to the frontage, access is via a concrete footpath leading to the entrance and with boundaries of timber fencing.

Hallway
With part laminate flooring and doors leading to:-

Lounge
15'9 x 15'4 (4.80m x 4.67m)
With double timber and glazed doors from the hallway, inset multi-fuel burner and rustic wooden mantle, carpeted flooring and bay window to the front of the property.

Kitchen Breakfast Room
26'11 x 10'11 (8.20m x 3.33m)
Fitted with a range of base and wall units and matching island incorporating ample storage and a breakfast bar, tiled splashbacks, double Belfast sink with mixer taps, integrated dishwasher, integrated freezer, space for range cooker, extractor hood, wooden effect laminate flooring and dual aspect windows to the side of the property.

Bedroom One
12'8 x 9'1 (3.86m x 2.77m)
With carpeted flooring, built in mirrored wardrobes and window to front.

Bedroom Two
11'8 x 10'10 (3.56m x 3.30m)
With carpeted flooring and window to side.

Bedroom Three
11'7 x 10'3 (min) (3.53m x 3.12m (min))
With laminate flooring and window to side.

Inner Hallway
With laminate flooring, stairs leading to the loft space and window to the side of the property.

Bathroom
9'1 x 5'4 (2.77m x 1.63m)
With P Shaped bath having direct feed shower over, WC, sink vanity unit, heated towel rail, mermaid boarding to walls, vinyl flooring, plumbing for washing machine, built in cupboard and window to side.

Rear Entrance Lobby
With uPVC door to the rear garden, mermaid boarding to walls and vinyl flooring.

Loft Space
Having stairs from inner hallway giving potential for conversion (STP).

Rear Garden
Having a low maintenance slabbed garden with boundaries of timber fencing and brick walls.

Part Built Extension
To the rear of the property is a part built extension, originally planned to be a further bathroom or utility room.

Energy Performance Certificate
The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0370-2993-9670-2196-7051

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

Local Authority
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

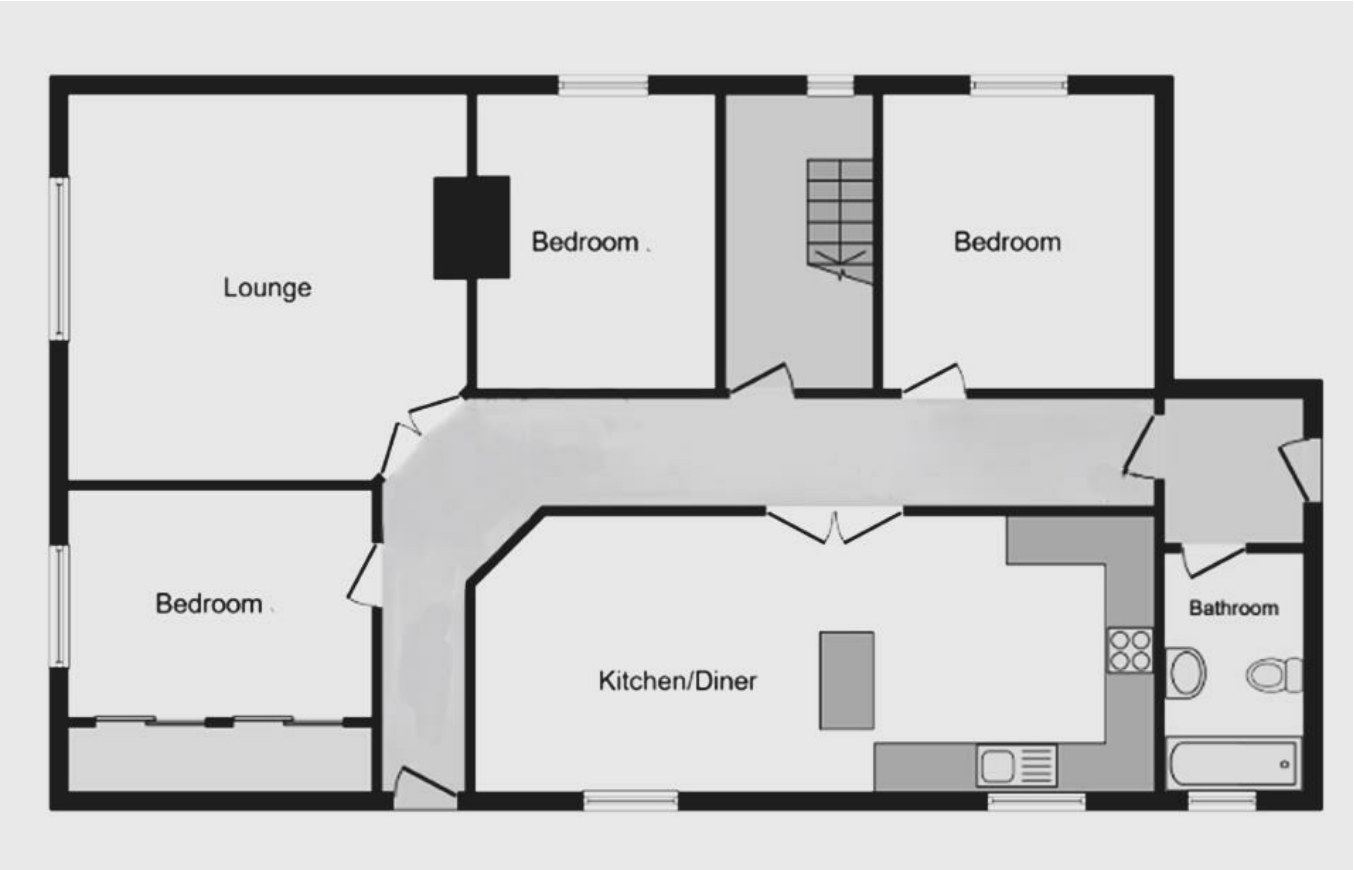
Viewing
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words
///remain.bossy.rabble













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.