

5 Park Avenue, Skegness

£225,000

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Willsons
SINCE 1842

5 Park Avenue, Skegness, Lincolnshire, PE25 2TF

"AGENT'S COMMENTS"

A traditional detached house set in a popular location of Skegness, close to the beach and town centre amenities. Offering a spacious living accommodation throughout including a large lounge/diner, kitchen/diner, utility/pantry and four bedrooms. In need of modernisation, the property would be suited for any buyer looking to add their own finish. Sold with no onward chain.

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
Having concrete driveway leading to the front and side of the property and low maintenance garden bordered by a brick wall.

Hallway
With carpeted flooring and under stair storage cupboard.

Lounge/Diner
With single glazed and timber double doors from the hallway, wooden surround fire place with gas fire, carpeted flooring, bay window to the front and window to the rear of the property.

Kitchen/Diner
With a range of base and wall units, tiled splashbacks, double electric oven, ceramic hob, space and plumbing for dishwasher, wall mounted gas boiler, vinyl flooring to the kitchen area, carpeted flooring to the dining area, door to the side of the property and dual windows to each side of the property.

Utility/Pantry
Accessed via slatted timber double doors having plumbing for washing machine, shelving/storage, vinyl flooring and window to the side of the property.

First Floor Landing
With access to the loft space, carpeted flooring and window to the side of the property on approach from stairwell.

Bedroom One
With built in wardrobes and over bed fitted unit, carpeted flooring and bay window to the front of the property.

Bedroom Two
With built in wardrobes, carpeted flooring and window to the rear of the property.

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

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

Bathroom
8'5" x 7' (2.57m x 2.13m)
With sink, bath having electric shower over, airing cupboard, carpeted flooring and window to the side of the property.

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

Rear Garden
Having three brick built stores/outbuildings adjacent to the rear of the property, paved low maintenance areas with raised flower beds, mature shrubs and trees and boundaries of timber fencing.

Energy Performance Certificate
The property has an energy rating of 'F'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 9295-3006-0207-6616-6200

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

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

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.

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

What 3 Words
///lives.asking.claims







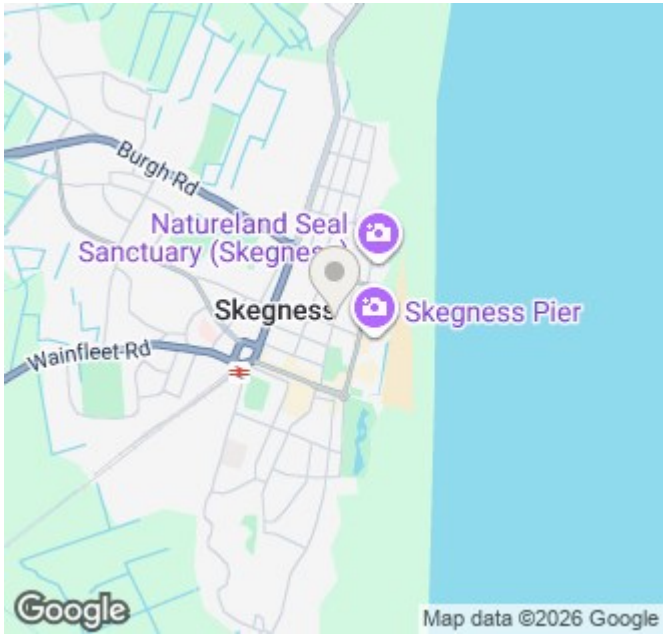
5 Park Avenue
Skegness
PE25 2TF



FLOOR PLAN

TOTAL AREA: APPROX. 134.3 SQ. METRES (1445.8 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.