

75 St. Andrews Drive, Skegness

£345,000

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Willsons

SINCE 1842

75 St. Andrews Drive, Skegness, Lincolnshire, PE25 1DL

"AGENT'S COMMENTS"

*** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £345,000. ****
Located on the sought after road of St Andrew's Drive, having easy access to the beach, popular golf course, local eateries and transport links, this property would be ideal for multigenerational living or an investment opportunity. Currently laid out into three dwellings all benefitting from gas central heating, uPVC windows, en-suite to three of the bedrooms, off road parking, garage and offered 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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Front of Property

Porch
With original stained glass, leaded doors and tiled flooring.

Reception Hall
8'1 x 17'3 (max) (2.46m x 5.26m (max))
With exposed wooden floorboards, window to front and side elevation, stairs leading to first floor landing, understairs cupboard and archway with carpeted flooring leading to:

Kitchen/Diner
19'11 x 12 (6.07m x 3.66m)
With a range of base and wall units, double electric built in oven, electric hob, extractor hood, 1.5 stainless steel sink drainer with mixer tap, tiled flooring, window to rear and serving hatch to lounge.

Lounge
15'11 x 12'5 (into alcove) (4.85m x 3.78m (into alcove))
With decorative fireplace, bay window to front and carpeted flooring.

Downstairs WC
2'9 x 4'9 (0.84m x 1.45m)
With window to rear and vinyl flooring

Snug
9,7 x 8'5 (max) (2.74m,2.13m x 2.57m (max))
With decorative fireplace, bay window to side and carpeted flooring.

Stairs & Landing
Carpeted stairs with decorative port hole window to side.

Bedroom One
15'11 x 12'6 (max) (4.85m x 3.81m (max))
With window to front, dressing room area, carpeted flooring and step leading down to:

En Suite
5'6 x 11'11 (max) (1.68m x 3.63m (max))
With sink, WC, bath, window to side of property and vinyl flooring.

Bedroom Two
14'2 x 8'3 (4.32m x 2.51m)
With window to front and carpeted flooring.

Bedroom Three
13 x 8'5 (max) (3.96m x 2.57m (max))
With window to rear and carpeted flooring.

Bathroom
8'6 x 5'10 (2.59m x 1.78m)
With bath having direct shower feed over, WC, sink, window to rear and vinyl flooring.

SECOND DWELLING

Entrance Lobby
7'3 x 4'10 (2.21m x 1.47m)
With tiled flooring and boiler.

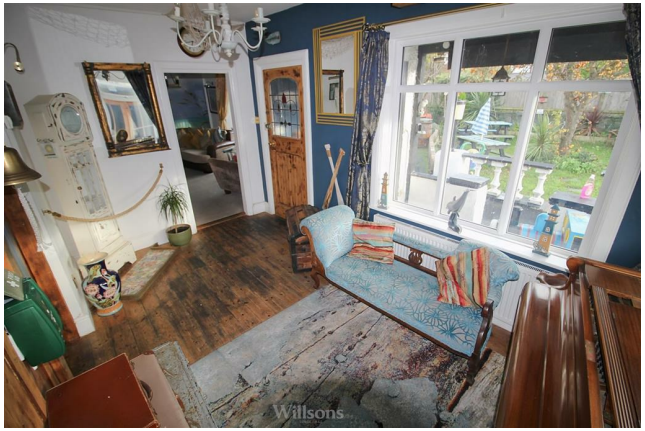
Kitchen
9'9 x 7'2 (2.97m x 2.18m)
With a range of base units, electric oven, gas hob, extractor hood, space and plumbing for washing machine, tiled splashbacks, tiled flooring and window to side of property.

Lounge
19'11 x 17 (max) (6.07m x 5.18m (max))
With wooden raised area leading to carpeted lounge space, decorative fireplace and French doors and windows to side of property.

Stairs & Landing
Exposed wooden stairs leading to carpeted landing with window to side of property.

Bedroom One
14'11 x 14'11 (max) (4.55m x 4.55m (max))
With a range of built in wardrobes and units, window to side of property and carpeted flooring.

Bathroom
8'9 x 10'1 (max) (2.67m x 3.07m (max))
With double curved enclosed shower cubicle with electric shower, sink with vanity storage unit, WC, window to side of property and vinyl flooring.







Bedroom Two
11'11 x 10'10 (3.63m x 3.30m)
Window to side of property and carpeted flooring.

En Suite
9'7 x 5'7 (2.92m x 1.70m)
With bath, WC, sink, vinyl flooring and window to side of property.

COTTAGE

Lounge
15'7 x 11'1 (4.75m x 3.38m)
With carpeted flooring and windows to side and inner courtyard.

Kitchen
9'3 x 6'8 (max) (2.82m x 2.03m (max))
With base and wall units, space for gas oven, extractor hood, stainless steel sink with mixer tap, tiled splashback, window to internal courtyard and tiled flooring.

Bedroom One
9'1 x 10'7 (2.77m x 3.23m)
With exposed wooden flooring and window to side of property.

Bedroom Two
10'6 x 6'1 (3.20m x 1.85m)
With exposed wooden flooring and window to side of property.

Bathroom
7'2 x 5'9 (excl shower) (2.18m x 1.75m (excl shower))
With enclosed shower cubicle with electric shower, bath, sink, WC, boiler, extractor fan, window to rear and tiled flooring.

Summer House/Games Room
Of timber construction and having power and light connected.

Garage
With roller shutter door and having power and light connected.

Exterior
The exterior of the property features a front garden with grassed area, borders of shrubs and trees, internal courtyard, multiple sheds/summer houses and a fenced boundary.

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: 0512-3957-2202-6105-4200

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, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Tenure and 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
///brush.mute.raced

Auctioneers Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.



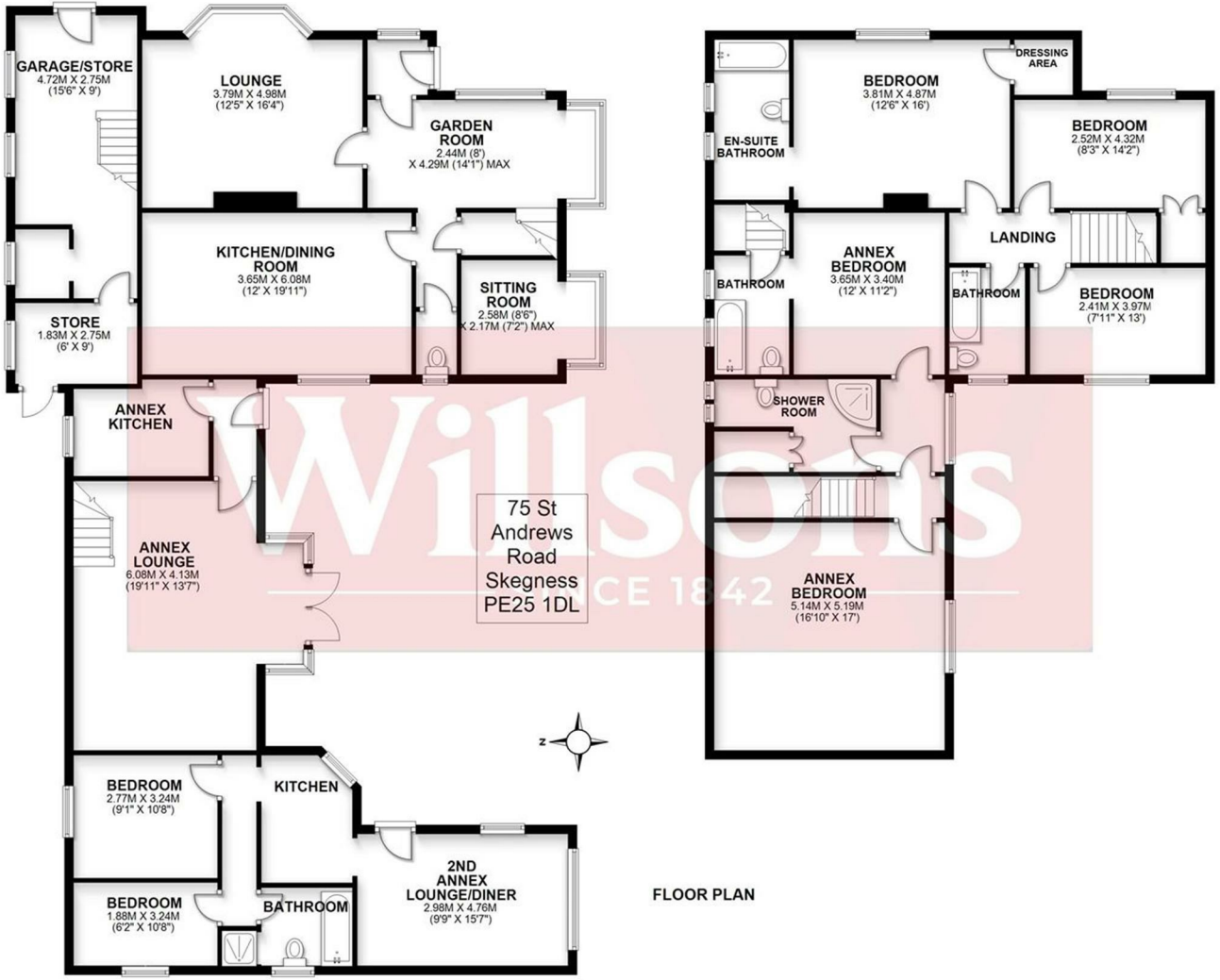






In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

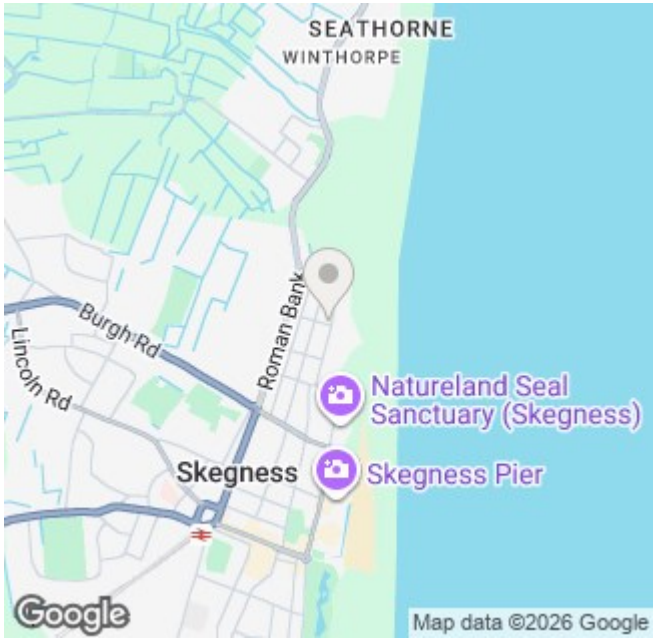
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



FLOOR PLAN

TOTAL AREA: APPROX. 298.3 SQ. METRES (3211.1 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.