



45 Churchill Avenue,
£150,000



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Willsons
SINCE 1842

45 Churchill Avenue,
Skegness,
Lincolnshire, PE25 2AE

"AGENT'S COMMENTS"

A modern mid terrace house built in 2019 located on the popular 'Manorcrest' development of Skegness, being near to the doctors surgery, schools and Quora retail park. The property benefits from an allocated parking space to the rear, gas central heating and uPVC windows throughout.

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

The property is approached over a paved footpath with gravelled border, and a grassed area featuring decorative shrubs.

Lounge

15'1 x 8'4 (4.60m x 2.54m)

With wood effect flooring and window to front aspect.

Dining Kitchen

12'10 x 11'3 (3.91m x 3.43m)

With range of wall and base units, integrated electric oven, ceramic hob, extractor hood, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, vinyl flooring, window to rear and French doors to garden.

Cloakroom

With sink, WC and vinyl flooring.

Stairs & Landing

With carpeted flooring and loft access.

Bedroom One

12'11 x 10'8 (3.94m x 3.25m)

With carpeted flooring, built in storage and dual windows to front aspect.

Bedroom Two

13' x 10'4 (3.96m x 3.15m)

With carpeted flooring and window to rear aspect.

Bathroom

6'9 x 5'7 (2.06m x 1.70m)

With bath having direct feed shower over, WC, sink, extractor, heated towel rail and vinyl flooring.

Rear Garden

Low maintenance paved garden with timber shed.

Parking

The property has one allocated parking space to the rear.

Energy Performance Certificate

The property has an energy rating of 'B'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 8631-7930-6589-9679-6906

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. There is a monthly maintenance charge of £20 payable.

Local Authority

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

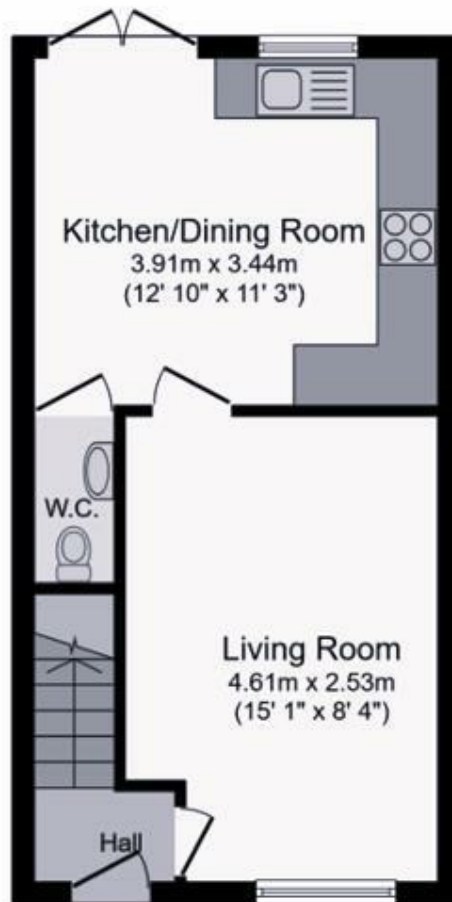
Viewing

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

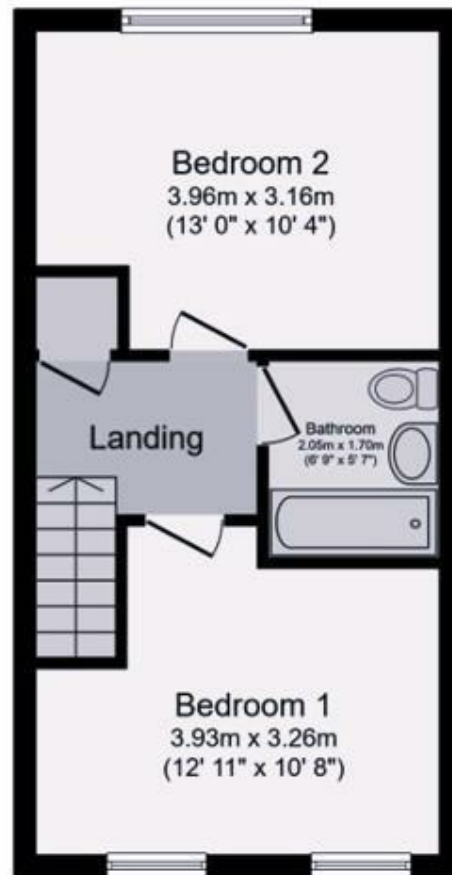
What 3 Words

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Ground Floor



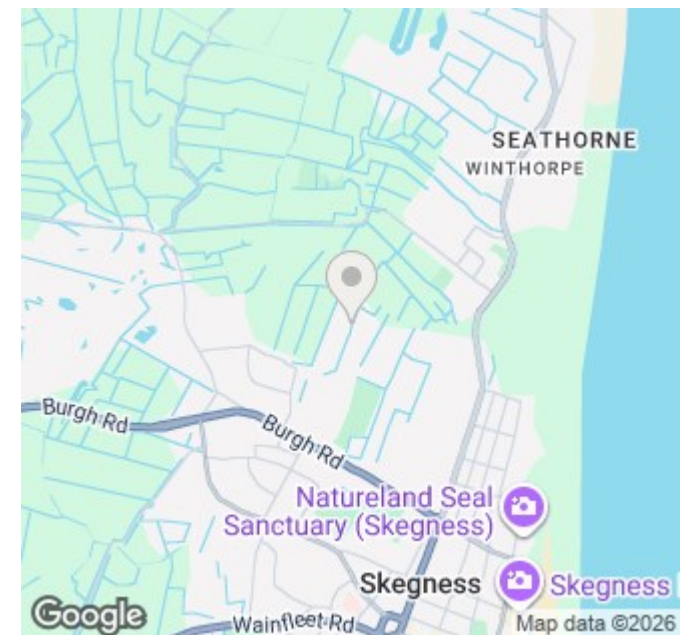
First Floor

Total floor area 65.2 sq.m. (702 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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.

