



CHOICE PROPERTIES

Estate Agents

41 Sea Road,
Skegness, PE24 5SA

Price £138,000



Available to Cash Buyers, Choice Properties present a perfect opportunity to acquire this detached 3 bedroom bungalow. In need of re-furbishment this home stands in pleasant gardens and is located in a fabulous position in the small, sought after seaside village of Chapel St. Leonards. Viewing by Appointment only, please call 01507 462277.

With Oil Central Heating the internal accommodation consists of:-

Porch

1'10" x 6'7"

Front entrance door.

Hallway

6'7" x 3'0"

Radiator.

Reception Room

15'10" x 13'0"

Dual aspect windows including a bay window to the front aspect. Open fireplace. Radiator.

Kitchen

14'4" x 13'0"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with taps over, plumbing for washing machine. Tiled flooring, part tiled walls. Radiator.

Utility/Bedroom 3

6'5" x 5'10"

Loft access. Radiator.

Bedroom 1

11'4" x 10'10"

Bay window to front aspect. Radiator.

Bedroom 2

9'3" x 10'10"

Radiator.

Bathroom

9'3" x 5'1"

Fitted with panelled bath tub with taps over, hand wash basin with taps over and shower enclosure with electric 'Triton' shower over.

WC

5'10" x 2'7"

Fitted with wc.

Driveway

Providing off street parking.

Garage

Detached garage.

Garden

To the rear of the property is a privately enclosed garden which is mostly laid to lawn. The garden also features a paved patio area, timber fencing to the boundaries and also houses the oil tank.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

Viewing by Prior Appointment only through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

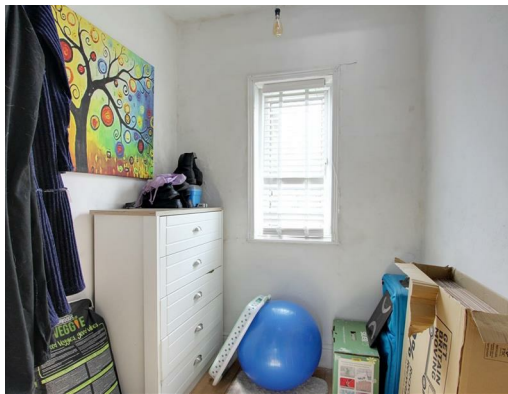
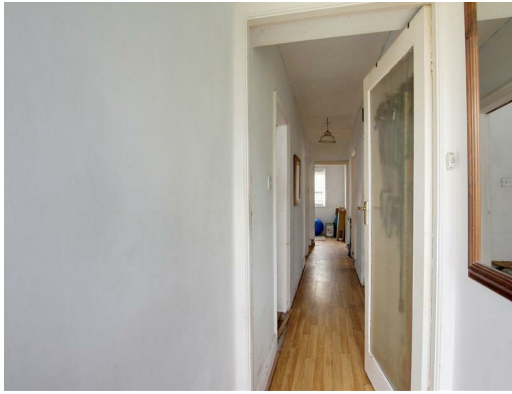
Opening Hours

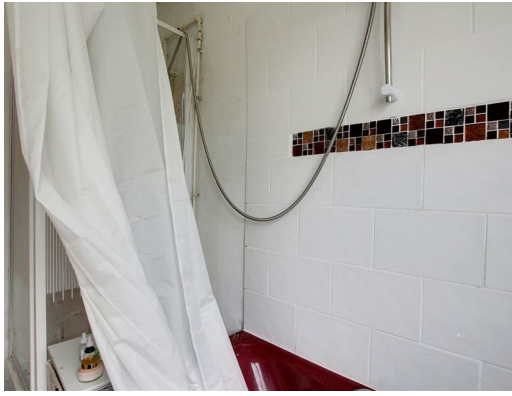
Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

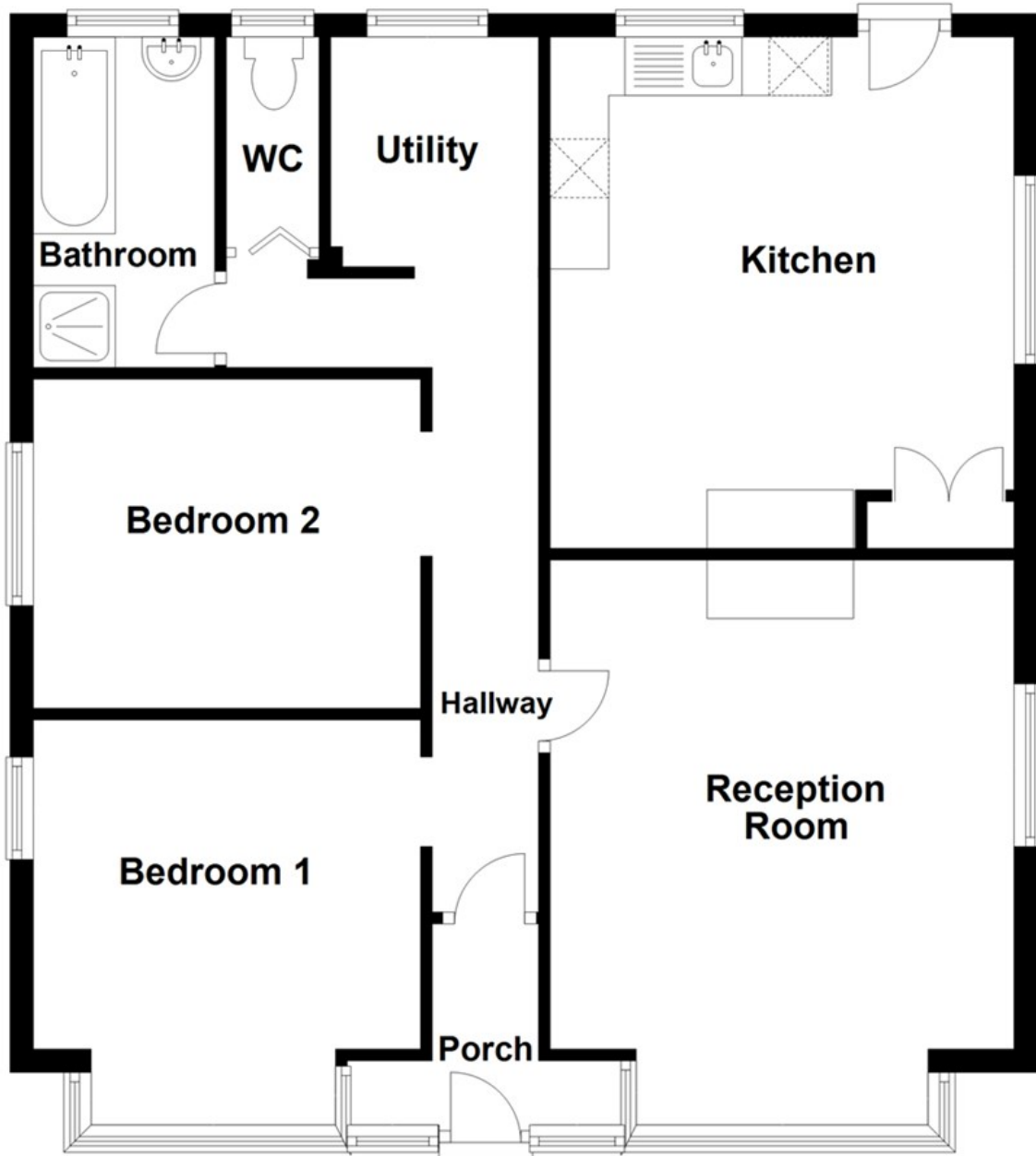
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Ground Floor

Approx. 77.1 sq. metres (829.8 sq. feet)



Total area: approx. 77.1 sq. metres (829.8 sq. feet)

Directions

Use postcode PE24 5SA for directions to the property.

