

Buy. Sell. Rent. Let.



3 Admiralty Terrace, Skegness PE25 1GA



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£162,500

When it comes to
property it must be


lovelle



£162,500



Very well presented, two double bedroom terraced house with block paved driveway and low maintenance rear garden, with downstairs wc, lounge, kitchen-diner, bathroom and two double bedrooms with gas central heating (new Worcester combi boiler in 2021) and UPVC double glazing. Great location overlooking pleasant green area and close to shops, pubs/restaurants, doctors, post office, petrol station and bus services.

Key Features

- Well Presented
- Two Double Bedrooms
- Block Paved Driveway
- Low Maintenance Enclosed Rear Garden
- Lounge
- Kitchen-Diner
- EPC rating C
- Tenure: Freehold





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Hall

Entered via front UPVC door, radiator, doors to;

WC

UPVC window to the front aspect, radiator, low level wc, wash hand basin.

Lounge

4.16m x 3.96m (13.6ft x 13ft)

UPVC window to the front aspect, radiator, stairs to the first floor, door to;

Kitchen-Diner

3.96m x 2.81m (13ft x 9.2ft)

UPVC window and door to the rear aspect, fitted with base and wall cu[boards, work surfaces with inset stainless steel sink, integrated electric oven, integrated gas hob, space for tall fridge-freezer, space for washing machine, radiator.

Landing

With loft access, door to;

Bathroom

1.96m x 1.87m (6.4ft x 6.1ft)

Fitted with panelled bath, shower over and shower screen, pedestal wash hand basin, low level wc, radiator, part tiled walls.

Bedroom One

3.97m x 2.77m (13ft x 9.1ft)

Two UPVC windows to the front aspect over looking the green, radiator, fitted cupboard over the stairs.

Bedroom Two

3.97m x 2.15m (13ft x 7.1ft)

UPVC window to the rear aspect, radiator.

Outside

To the front is a block paved driveway. Gated access to the side of number 4 leads to the enclosed rear garden laid to patio and gravel.

Location

Great position overlooking pleasant green area. Close to pubs/restaurants, supermarkets, post office, doctors, petrol station and bus services.

Directions

From our office on Roman bank proceed north to The Ship traffic lights and turn left onto Burgh Road. At the Texaco petrol station turn right onto Churchill Avenue. Take the first left onto Beacon Park Drive and first left again into Mulberry Way. Follow around the green and Admiralty Terrace is off to the right hand side.

Services

The property has mains, water, sewerage and electricity and gas central heating. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Mortgage Advice

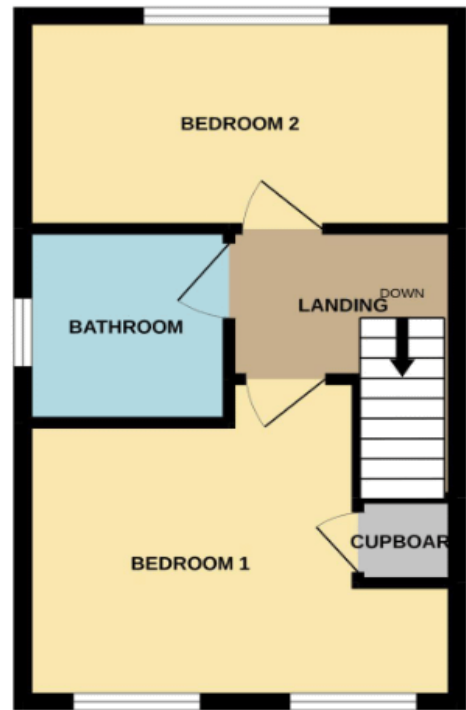
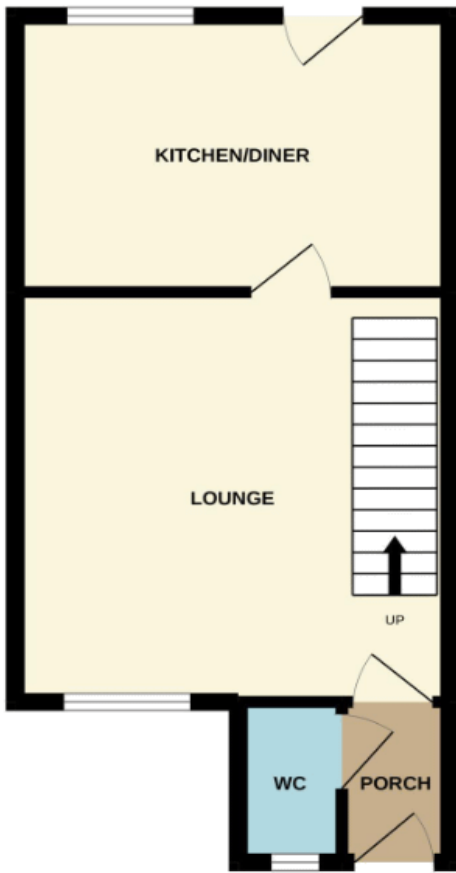
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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