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33 Braceby Road, Skegness PE25 2BE



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£205,000

When it comes to
property it must be


lovelle



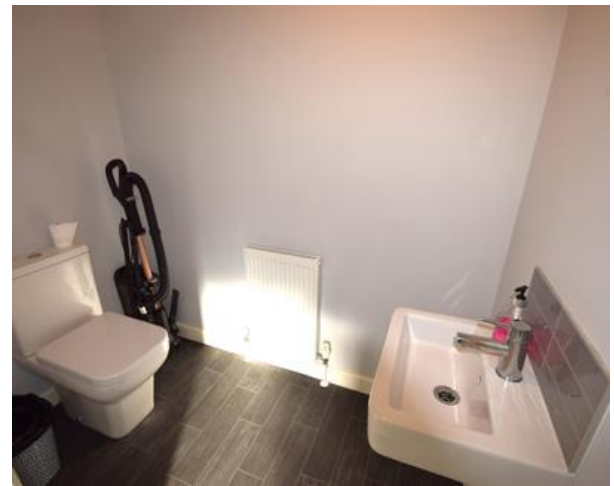
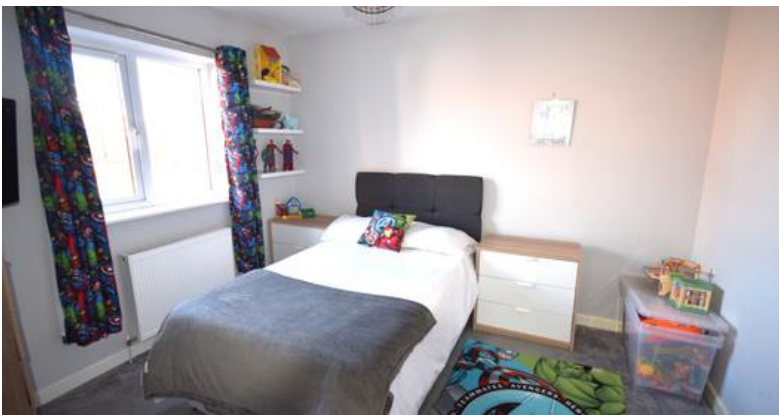
£205,000



Fabulous Design built in 2019 for sale with NO ONWARD CHAIN! THREE DOUBLE BEDROOMS end of terraced house with driveway and enclosed rear garden. The accommodation comprises; entrance hallway, downstairs WC, large lounge-diner with French doors to the rear garden, lounge also with French Doors to the rear garden, master bedroom with Juliette balcony and en-suite, two further double bedrooms and family bathroom with gas central heating andn UPVC double glazing.

Key Features

- Fabulous Design
- No Onward Chain
- Three Double Bedrooms
- Driveway and Enclosed Rear Garden
- Master Bedroom with En Suite
- EPC rating B
- Tenure: Freehold





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Hall

Entered via a composite front door, stairs to first floor, understairs storage, doors to;

Wc

Low level Wc, wash hand basin.

Kichen-Diner

5.92m x 4.99m (19.4ft x 16.4ft)

UPVC windows to the front and rear aspects, two radiators, fitted with a range of base and wall cupboards with worktops over, stainless steel sink, integrated electric oven, integrated gas hob, extractor over, space for washing machine, space for dishwasher, space for fridge freezer, French doors to rear garden, door to;

Lounge

5.89m x 2.89m (19.3ft x 9.5ft)

With UPVC window to the front aspect, French doors to the rear, laminate flooring, radiator.

Landing

Radiator, loft access, doors to;

Bedroom One

4.17m x 2.9m (13.7ft x 9.5ft)

With UPVC French doors to Juliette balcony, radiator, door to;

En-suite Bathroom

1.62m x 2.14m (5.3ft x 7ft)

With UPVC window to the rear aspect, low level Wc, shower enclosure, pedestal wash hand basin, ladder style radiator.

Bedroom Two

3.46m x 2.95m (11.4ft x 9.7ft)

With UPVC window to the rear aspect, radiator.

Bedroom Three

3.96m x 2.32m (13ft x 7.6ft)

With UPVC window to the front aspect, radiator.

Bathroom

With UPVC window to the rear aspect, panelled bath, mixer tap plus shower over and screen, pedestal wash hand basin, low level Wc, ladder style radiator, tiling where appropriate, spotlights, extractor.

Outside

To the front is a block paved driveway and open plan garden. To the rear the garden is laid to patio and artificial lawn and is enclosed by fencing.

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.

Location

Popular location within modern estate. Well served with doctors, pubs, supermarkets, Post Office, petrol station and bus stops all within a mile.

Directions

From our office on Roman Bank proceed to The Ship traffic lights and turn left onto Burgh Road. Turn right opposite the petrol station onto Churchill Avenue. Continue along and go straight on at the mini roundabout. Turn first left onto Braceby Road and bear left, follow the road and the property will be found on the left hand, marked by our for sale board.

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.

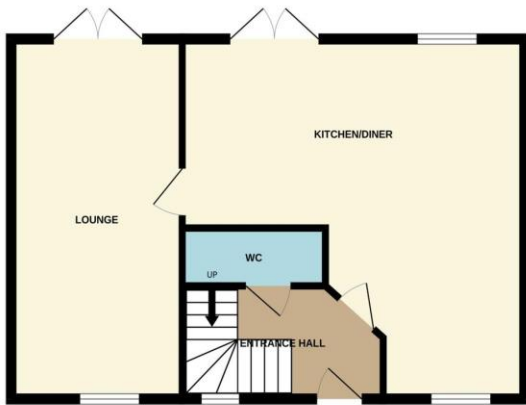
Energy Performance Certificate

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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