

Buy. Sell. Rent. Let.



Beresford Avenue, Skegness, PE25 3JF



2



1



1

£100,000

When it comes to  
property it must be

  
lovelle





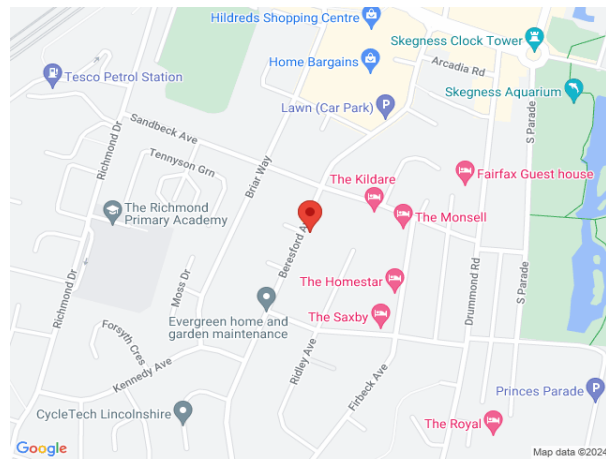
£100,000



### Key Features

- Two Double Bedrooms
- NO CHAIN
- Spacious Ground Floor Flat
- Allocated Parking Space
- Front Garden and Small Rear Courtyard
- Close to Town & Beach
- EPC rating C
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Spacious GROUND FLOOR FLAT which is also CLOSE TO TOWN! The accommodation comprises; hallway, lounge, kitchen-diner, wet room and two double bedrooms with allocated off road car parking space, enclosed rear courtyard plus low maintenance front garden. Very convenient for the town centre!

### Hall

Entered via a UPVC door, two radiators, doors to;

### Lounge

4.76m x 3.65m (15'7" x 12'0")

With UPVC bay window to the front aspect with a further two UPVC windows to the side aspect, radiator, laminate floor, coving, marble hearth and wooden surround with space for electric fire.

### Bedroom One

4.48m x 3.19m (14'8" x 10'6")

(measurement to wardrobe). With UPVC window to the side aspect, laminate flooring, coving, fitted wardrobe, radiator.

### Bedroom Two

3.54m x 2.59m (11'7" x 8'6")

(measurement to wardrobe). With two UPVC windows to the side aspects, fitted wardrobe, radiator.

### Wet Room

With electric shower, low level WC, pedestal wash hand basin, UPVC window to the front aspect, radiator, electric wall heater.

### Kitchen-Diner

3.62m x 2.69m (11'11" x 8'10")

(reducing to 1.8m x 1.373m). Fitted with base and wall cupboards, with worktops over, stainless steel sink, space for washing machine, fridge, tumble dryer and dishwasher, Viessman Combi boiler, coving, spotlights, integrated electric oven, integrated electric hob with extractor over, UPVC door to rear courtyard.

### Outside

The rear courtyard is block paved, with gated access to the front garden. There is allocated parking (accessed from Lawn Avenue) next to your front door. The front garden is block paved and laid to gravel with a dwarf wall.

### 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

Great location within a few hundred metres of the town centre and less than half a mile to Tesco's, Richmond Primary school and the wonderful sandy beach!

### Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Turn left at the traffic lights (tesco's on your right) onto Sandbeck Avenue. Take the second turning on the left hand side onto Beresford Avenue and the property is on the left hand side on the corner of Lawn Avenue, marked by our for sale board. The front door is on Lawn Avenue, marked '30A'.

## 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



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.  
Made with Metropix ©2024

When it comes to **property**  
it must be

  
**lovelle**

01754 769769

skegness@lovelle.co.uk

