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16 Clifford Road, Skegness, PE25 2DP



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Offers Over £165,000

When it comes to  
property it must be

  
lovelle



£165,000



### Key Features

- Semi Detached House
- Driveway and Garage
- Two Good Size Double Bedrooms
- Convenient Location for Town

- Lounge, Separate Dining Room and Conservatory
- EPC rating C
- Tenure: Freehold





NO ONWARD CHAIN! Very well presented, larger than average two double bedroom semi detached house! With block paved driveway and detached garage to the rear. Great position on small no-through road but also half a mile from the town centre and primary and secondary schools. Handy convenience store and bus stop around the corner! The accommodation comprises; entrance porch, spacious hallway, lounge, dining room, kitchen, conservatory, shower room and two good size double bedrooms. The master bedroom is generous enough and due to the layout lends itself to division into two rooms if a third bedroom is required (subject to the necessary consents/regulations), low maintenance, enclosed rear garden, plus driveway and garage (to the rear). The property has gas central heating and UPVC double glazing.

### Porch

Of UPVC construction with UPVC entrance door, laminate flooring and door to;

### Hall

With vinyl flooring, radiator with cover, coving, stairs to first floor, doors to;

### Lounge

3.72m x 3.18m (12'2" x 10'5")

With UPVC window to the front aspect, radiator, electric fire and coving, open to;

### Dining Room

3.17m x 3.37m (10'5" x 11'1")

With vinyl flooring, radiator and cover, coving, patio doors to conservatory, French Doors to the kitchen.

### Conservatory

2.74m x 2.14m (9'0" x 7'0")

Of brick and UPVC construction with radiator, fitted blinds, French doors to the rear garden.

### Kitchen

3.30m x 2.43m (10'10" x 8'0")

With UPVC window to the rear aspect, fitted with base and wall cupboards with worktops over, integrated electric oven, integrated gas hob with extractor over, space for washing machine, space for under counter fridge, space for freezer, single drainer sink, coving, vinyl flooring, door to the hallway.

### Landing

With loft access, UPVC window to the side aspect, doors to;

### Bedroom One

5.92m x 3.33m (19'5" x 10'11")

With two UPVC windows to the front aspect, radiator, coving, fitted wardrobes and fitted cupboard over the stairs also housing the Combi boiler (fitted 2019).

### Bedroom Two

10'0" x 11'0" (3m x 3.4m)

With UPVC window to the rear aspect and radiator.

### Shower Room

2.42m x 1.63m (7'11" x 5'4")

With UPVC window to the rear aspect, walk in shower, back to wall WC, wash hand basin inset to vanity unit, radiator, extractor fan, Aqua boarding to walls, spotlights, coving.

## Outside

To the front the driveway is laid to block paving with wrought iron railings and gated side access to the rear garden which is laid to block paved patio and gravel, enclosed by walling.

## Garage

5.51m x 3.02m (18'1" x 9'11")

The garage is located to the rear of the garden and accessed via a private driveway to the side, with electric up and over door and personnel door into the rear garden.

## Services

The property has mains gas central heating, water, sewerage and electricity. 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

Very handy location, less than 3/4 of a mile to the town centre, beach, bus and railway station. There are also primary and secondary schools within 1/2 a mile!

## Directions

From our office on Roman Bank proceed onto the one way system and take the fifth exit onto Lincoln Road. Take the third road on the right onto Clifford Road and you will find the property on the right hand side at the end marked by our Lovelle 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

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		