

Buy. Sell. Rent. Let.



8 Brunswick Drive, Skegness, PE25 2QT



2



1



2

£107,000

When it comes to
property it must be


lovelle



£107,000



Key Features

- Mid Terraced House
- Two Reception Rooms
- On Street Parking
- Two Double Bedrooms

- NO ONWARD CHAIN
- EPC rating D
- Tenure: Freehold



For sale with NO ONWARD CHAIN, good size terraced home, convenient location with primary and secondary school around the corner, within half a mile of the town centre. The accommodation comprises; hallway, lounge with bay window, open to dining room, kitchen, upstairs there are two good sized bedrooms and a spacious bathroom with gas central heating, and UPVC double glazing, the property also benefits from an enclosed rear garden.

Hall

Entered via UPVC front door, radiator, stairs, doors to;

Lounge

4.21m x 3.51m (13'10" x 11'6")

UPVC bay window to the front aspect, radiator, electric fire and surround, open arch to;

Dining Room

3.62m x 3.51m (11'11" x 11'6")

UPVC window to the rear aspect, radiator, understairs storage cupboard, door to;

Kitchen

2.42m x 3.14m (7'11" x 10'4")

UPVC window and door to the side aspect, fitted base and wall cupboards, work surface over, stainless steel sink, freestanding electric cooker, space for fridge/freezer and washing machine.

Landing

Loft access, doors to;

Bedroom One

3.66m x 4.54m (12'0" x 14'11")

Two UPVC windows to the front aspect, radiator.

Bedroom Two

3.64m x 2.77m (11'11" x 9'1")

UPVC window to the rear aspect, radiator.

Bathroom

3.13m x 2.42m (10'4" x 7'11")

UPVC window to the rear aspect, radiator, panelled bath with shower over, pedestal wash hand basin, low level wc, cupboard housing hot water tank.

Outside

Rear garden enclosed by fencing.

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

Within half a mile of the town centre and close to primary and secondary schools.

Directions

From our office on Roman Bank proceed north and turn left onto Grosvenor Road. Take the first turning right onto Cavendish Road and the next left turn onto Brunswick Drive and the property will be found on the right hand side 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.

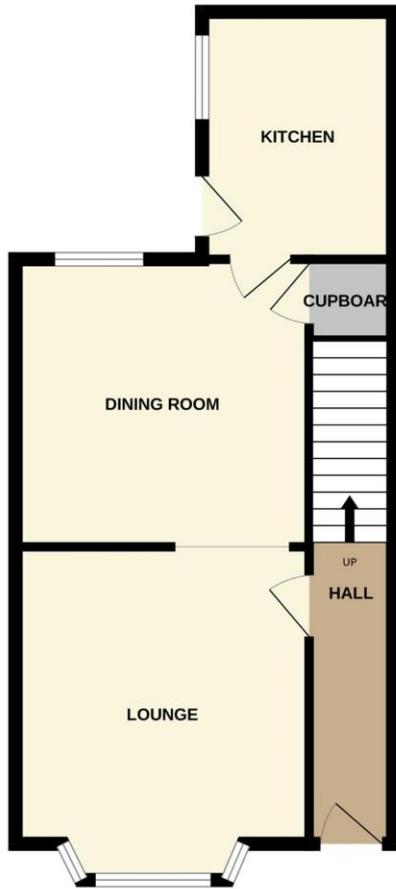
Energy Performance Certificate

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



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


lovelle

01754 769769

skegness@lovelle.co.uk

