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95 Beresford Avenue, Skegness, PE25 3JL



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£255,000

When it comes to
property it must be


lovelle

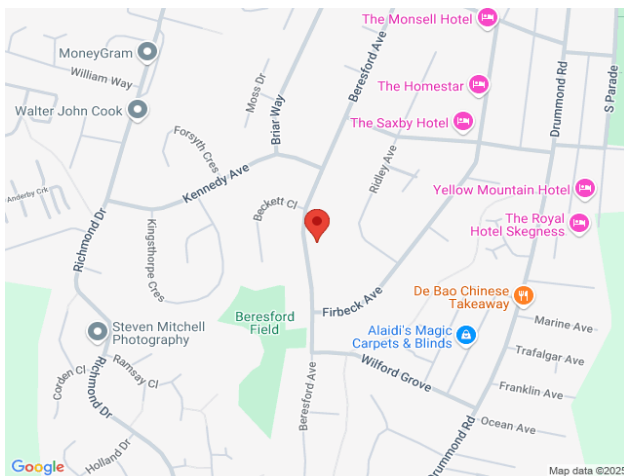


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Key Features

- Detached Bungalow
- Popular Location
- Three Bedrooms
- Driveway & Garage
- Front and Rear Gardens
- Gas Central Heating
- EPC rating D
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Very popular location! Good size plot! Three bedroom detached bungalow with lounge, bathroom, kitchen, and side porch. Gas central heating, and UPVC double glazing. Double gates open to concrete driveway with space for several cars leading to a detached single garage, gravelled front garden and good size enclosed rear garden mainly laid to lawn. Wonderful residential area within 1/2 a mile of the town centre, supermarkets, trains and bus stations and the golden sandy beach! The Beresford fields are within 20m and lead onto the pretty wooded Vine walk and the popular Vine Hotel and restaurant. There is also a handy parade of shops on Drummond Road as well as other restaurants and pubs near by.

Hallway

Entered via UPVC front door with radiator, access to the roof space, coved ceiling, telephone point and built in airing cupboard housing the gas fired combi central heating boiler, doors to;

Lounge

3.48m x 3.78m (11'5" x 12'5")

(maximum dimensions). With UPVC double glazed window to the front aspect, coved ceiling, radiator, TV point, decorative fireplace with electric flame effect fire.

Kitchen

3.1m x 3.47m (10'2" x 11'5")

(maximum dimensions). Fitted with a range of base and wall units with worksurfaces over and tiled splashbacks, stainless steel single sink, UPVC double glazed window to the rear aspect, 4 ring gas hob with electric oven below and canopy extractor over, radiator, door to;

Porch

3.03m x 0.94m (9'11" x 3'1")

With UPVC double glazed windows and door to the side aspect, space for automatic washing machine.

Bathroom

2.88m x 2.18m (9'5" x 7'2")

With three piece suite comprising bath with direct shower over and tiled splashback, handbasin and low level WC, obscure UPVC double glazed window, ladder style radiator, tiled walls.

Bedroom One

3.56m x 3.62m (11'8" x 11'11")

Currently used as a dining room, with UPVC double glazed window to the front aspect, coving to ceiling, radiator.

Bedroom Two

2.87m x 3.4m (9'5" x 11'2")

With radiator, UPVC double glazed window to the rear aspect.

Bedroom Three

2.58m x 3.79m (8'6" x 12'5")

With UPVC double glazed side window, radiator, coved ceiling.

Outside

The property has a gravelled low maintenance front garden which is bordered to the front with a low wall and also having inset shrubs. A concrete driveway leads via double vehicle wrought iron gates to the;

Garage

Being detached with an up and over vehicle door, light and power, consumer unit.

Garden

Mainly laid to lawn with plants and shrubs 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

Great location on the Seacroft side of town within half a mile of the beach and town centre!

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. At the traffic lights turn left onto Sandbeck Avenue. Turn third right onto Beresford Avenue and the property can be found on the left hand side.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Material Information Data

Council tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, EE good, Vodafone good

Parking: Garage, Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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.

Mortgage Advice

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. 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.
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