

Buy. Sell. Rent. Let.



1 Forsyth Crescent, Skegness, PE25 3PR



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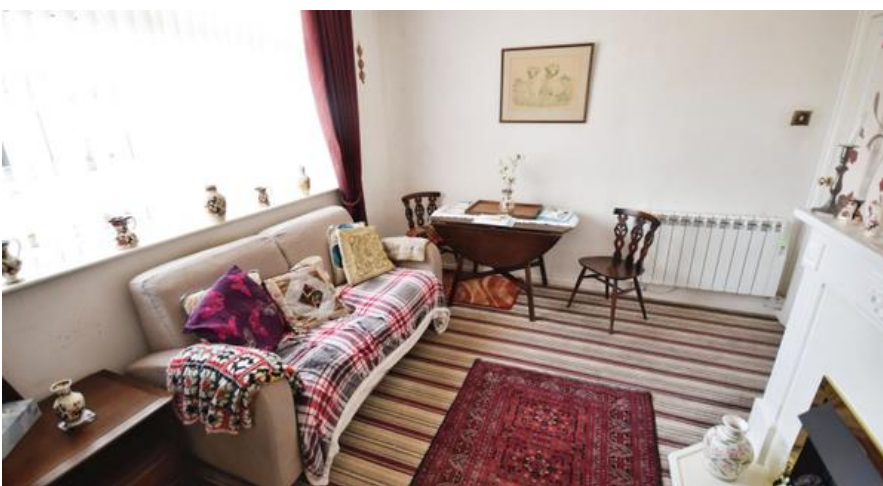


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£175,000

When it comes to
property it must be


lovelle



£175,000



Key Features

- No Onward Chain Room
- Conservatory
- Good Size Plot
- Driveway & Garage
- Shower Room
- Two Bedrooms
- EPC rating E
- Tenure: Freehold



Fantastic size plot with this lovely two bedroom bungalow available for sale with NO ONWARD CHAIN! This semi detached bungalow is located in the popular Richmond area in a quiet cul de sac within ½ mile of the town centre, train station and supermarkets and just over ½ a mile to the golden sandy beach and within 100 metres of a bus stop. The accommodation comprises; hallway, lounge, kitchen, shower room, two bedrooms and conservatory with modern electric radiators and uPVC double glazing. There is a gravelled front garden and concrete driveway leading to a single garage with good size, enclosed rear gardens that are not overlooked.

Hall

With UPVC entrance door, doors to;

Bedroom Two

2.98m x 2.43m (9'10" x 8'0")

With UPVC window to the front aspect, fitted wardrobes, Kyros electric radiator.

Bedroom One

3.28m x 3.28m (10'10" x 10'10")

With Kyros electric radiator, UPVC window and door to;

Conservatory

3.47m x 2.57m (11'5" x 8'5")

Of brick and UPVC construction with French doors to the rear garden.

Shower Room

2.4m x 1.8m (7'11" x 5'11")

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, shower cubicle, tiled walls, wall fan heater, fitted cupboard with hot water tank, loft access.

Lounge

3.71m x 3.27m (12'2" x 10'8")

With UPVC window to the front aspect, Kyros electric radiator, electric fire and surround, door to;

Kitchen

2.73m x 2.42m (9'0" x 7'11")

With UPVC window to the rear aspect, door to the side, fitted with a range of base and wall cupboards with work tops over, stainless steel sink, integrated oven and hob, space for washing machine and tumble dryer, space for tall fridge freezer.

Outside

The front garden is laid to gravel, a concrete drive leads to the single garage. Gated access opens to the rear garden which is laid to lawn, patio, decking, bedded borders, with greenhouse all enclosed by fencing.

Services

The property has mains water, sewerage and electric. 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

This semi detached bungalow is located in the popular Richmond area in a quiet cul de sac within ½ mile of the town centre, train station and supermarkets and just over ½ a mile to the golden sandy beach and within 100 metres of a bus stop.

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Go straight on at the traffic lights and past the school, take the next left onto Kennedy Avenue and then left into Forsyth Crescent.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.

<https://moverly.com/properties/DrF42pqQxF76cvLVkS7PgZ/view#property>

Material Information Data

Council tax band: B

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: Electric

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Driveway and Garage

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: E

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.lovell.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

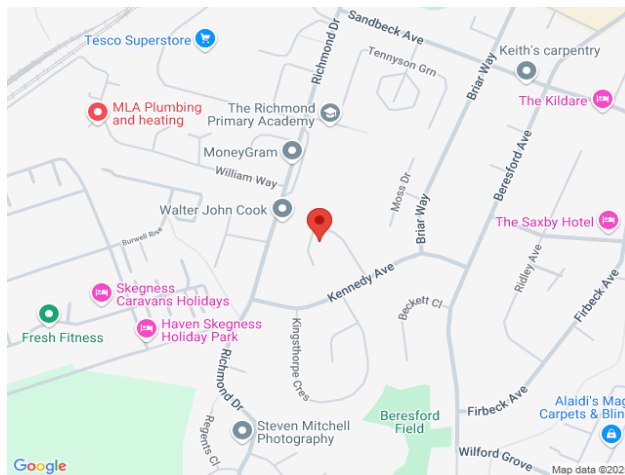
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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.



A floor plan of a 3-bedroom house. The layout includes a large conservatory at the top, a kitchen on the left, a lounge below the kitchen, a bathroom between the kitchen and the hall, and two bedrooms on the right. A central hall connects the rooms. An upboard is located near the bathroom. The plan is color-coded: conservatory (grey), kitchen (yellow), lounge (yellow), bathroom (blue), hall (brown), and bedrooms (yellow). Doors are shown as arcs, and windows are indicated by lines on the exterior walls.

CONSERVATORY

KITCHEN

BATHROOM

UPBOARD

LOUNGE

HALL

BEDROOM 1

BEDROOM 2

The Lovelle logo, featuring a stylized yellow house icon above the word "lovelle" in a white, lowercase, sans-serif font.

skegness@lovelle.co.uk