

Buy. Sell. Rent. Let.



16 Cross Street, Skegness, PE25 3RH



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Offers Over £105,000

When it comes to  
property it must be

  
lovelle



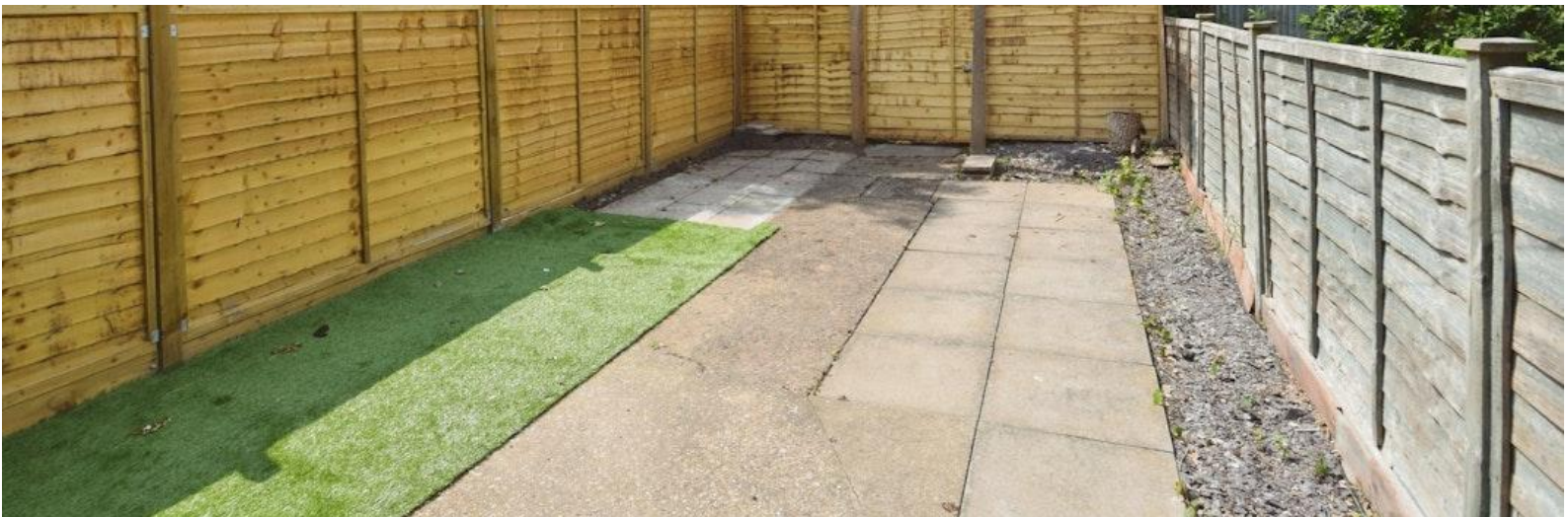
Offers in excess of £105,000



### Key Features

- No Onward Chain
- Three Good Size Bedrooms
- En-Suite WC to Master Bedroom
- Downstairs Bathroom

- Lounge & Kitchen
- Enclosed Rear Garden
- EPC rating C
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Three bedroom, three storey terraced house with enclosed rear garden! Within 500 metres of supermarket, town centre and train station. The accommodation comprises; lounge, kitchen, downstairs bathroom, two double bedrooms to the first floor, the master having en-suite wc and third good size bedroom to the second floor with gas central heating (new combi boiler in 2019) and UPVC double glazing. The property is well maintained and had a new roof in 2024 and has been recently re-decorated including some new carpets and floor coverings.

### Lounge

3.9m x 3.7m (12'10" x 12'1")

Entered via UPVC front door with UPVC window, radiator, door to;

### Kitchen

3.1m x 2.7m (10'2" x 8'11")

With UPVC window to the rear aspect, radiator, under stairs storage cupboard, fitted base and wall cupboards, work surfaces with inset stainless steel sink, integrated electric oven and hob, space for washing machine, door to;

### Rear Hall

With UPVC door to the rear garden, combi boiler, door to;

### Bathroom

With UPVC window to the rear aspect, low level wc, pedestal wash hand basin, bath with electric shower over.

### Landing

Stairs to the second floor into bedroom three, doors to;

### Bedroom One

3.8m x 2.9m (12'6" x 9'6")

UPVC window to the front aspect, radiator, decorative cast iron fireplace, door to;

### En-Suite WC

With low level wc and wash hand basin.

### Bedroom Two

3m x 2.9m (9'10" x 9'6")

UPVC window to the rear aspect, radiator.

### Bedroom Three

4.3m x 4m (14'1" x 13'1")

With Velux window, radiator.

### Outside

The rear garden is laid to patio and enclosed by fencing.

## Services

Cross Street is a private road with unrestricted on street parking.

## Location

Within 500 metres of supermarket, town centre and train station.

## Directions

From our office on Roman Bank proceed onto the one way system and take the 4th exit onto Wainfleet Road, go past Morrisons and Cross Street is on the right hand side.

## 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/QtSdjbq3FfgUST5RkZR6As/view#property>

## Material Information Data

Council tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: On 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: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Loft access: No

## 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.

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### 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.

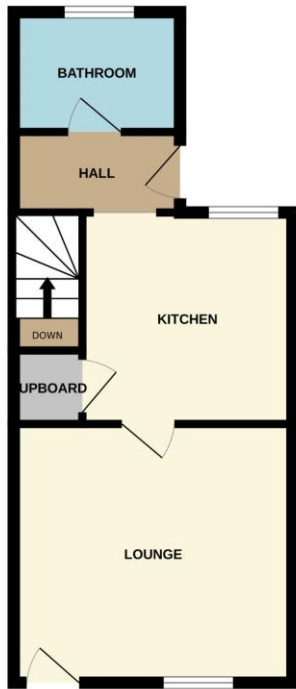
### Energy Performance Certificate

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.

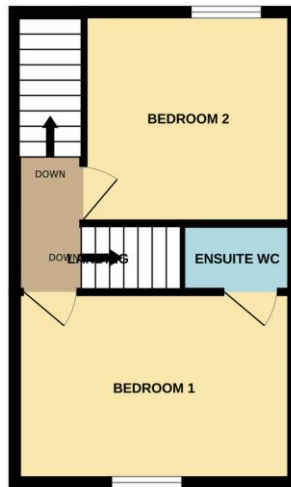
### Agents Notes

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.

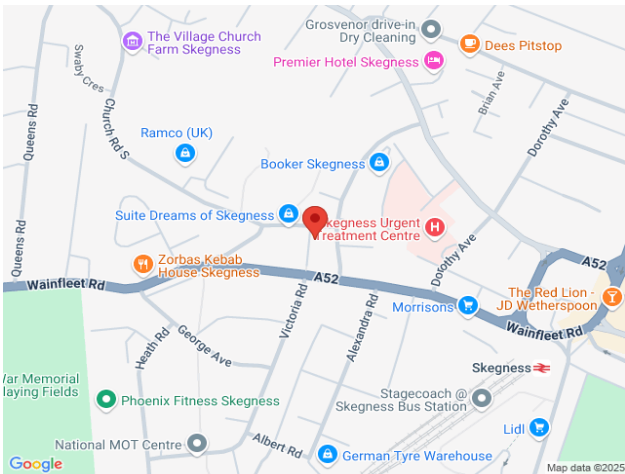
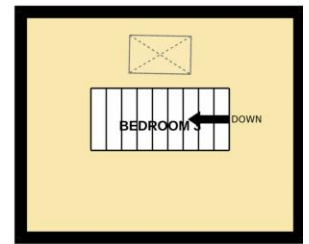
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

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