

Buy. Sell. Rent. Let.



13 George Avenue, Skegness, PE25 3SE



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2

£130,000

When it comes to  
property it must be

  
lovelle





£130,000



#### Key Features

- NO ONWARD CHAIN
- Two Double Bedrooms
- Downstairs WC & Upstairs Bathroom
- Lounge with Bay Window
- Kitchen-Diner
- Utility/Sunroom
- EPC rating C
- Tenure: Freehold









For sale with NO ONWARD CHAIN! Situated in a quiet, "tucked away" location this well presented two double bedroom semi-detached house offers; lounge with bay window, kitchen-diner, utility/sun room, downstairs WC, upstairs bathroom and two double bedrooms. With majority UPVC double glazing and gas central heating, nice plot with garden to the front, side and rear, overlooking pleasant tree lined walk. The house is accessed via pathway off George Avenue so is away from cars/road noises so offers a more private position.

### Hall

Entered via a UPVC front door, radiator, stairs to the first floor, door to;

### Lounge

4.04m x 3.9m (13'4" x 12'10")

(maximum dimensions) With bay UPVC window to the front aspect, radiator, wall lights, ceiling light, electric fire inset into marble hearth with wooden surround, door to;

### Kitchen-Diner

4.86m x 2.74m (15'11" x 9'0")

With UPVC window to the side aspect, UPVC windows to the rear aspect, fitted with range of base and wall cupboards with worktops over, inset stainless sink, integrated electric oven and hob with extractor over, space for fridge freezer, Ideal combi boiler, UPVC door to;

### Utility/Sunroom

2.87m x 1.76m (9'5" x 5'10")

Of timber construction with polycarbonate roof, plumbing for washing machine door to single glazed to rear garden, single glazed window to the rear aspect, door to;

### WC

### Landing

With UPVC window to the side aspect, doors to;

### Bathroom

2.21m x 2.16m (7'4" x 7'1")

With UPVC window to the rear aspect, ladder style radiator, low level WC, wash hand basin inset to vanity unit, panel bath with mixer tap/shower attachment, shower screen, water proof boarding where appropriate, extractor fan.

### Bedroom One

4.83m x 3.89m (15'10" x 12'10")

(maximum dimensions into bay) UPVC bay window to the front aspect, UPVC window to the front aspect, further window to the front aspect, radiator, picture rail.

### Bedroom Two

3.12m x 2.56m (10'2" x 8'5")

With UPVC to the rear aspect, radiator, loft access.

## Outside

To the front, side and rear aspects the garden is laid mainly to lawn, enclosed by fencing. Over looks pleasant tree lined walkway to the rear.

## 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, close to the town centre with all its amenities, including the bus and railway stations.

## Directions

From our office on Roman Bank proceed onto the one-way system and take the exit onto Wainfleet Road. Follow the road and take a left hand turn onto George Avenue. The passageway to the property will be found on the left 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/sale/Dam1SQV18Exv94GiA2ZQiF/view>

## Material Information Data

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard 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: No

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: 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.

## 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.

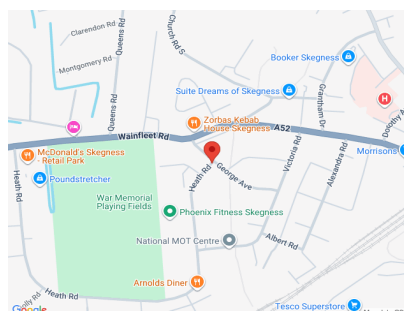
## Agents Notes

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.

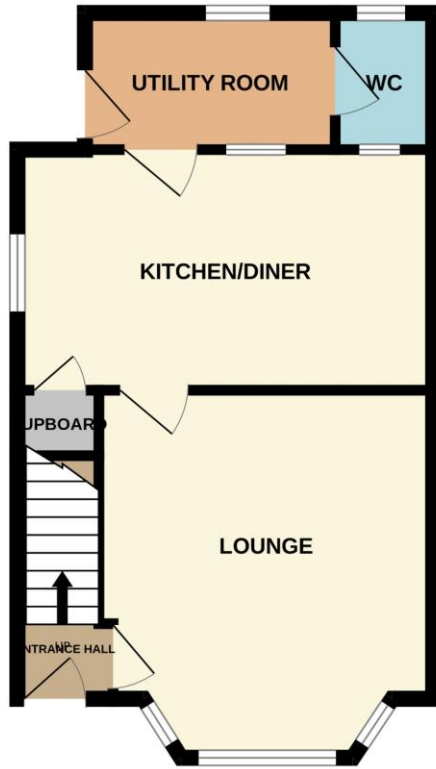
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81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

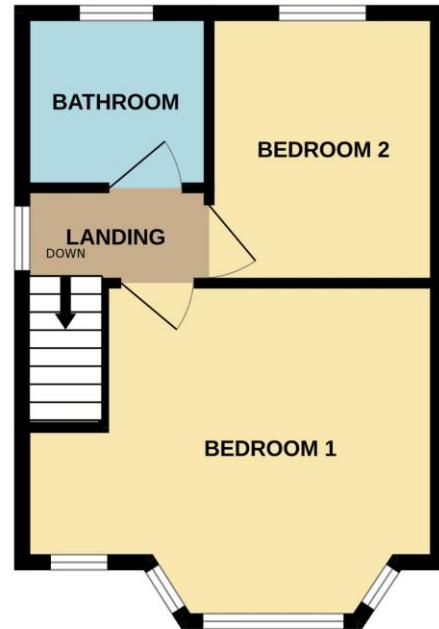
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GROUND FLOOR



1ST 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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