



OXFORD

FAMILY ESTATES



1 Beach Avenue, PE24 5SH

£169,000

- NO ONWARD CHAIN
- Freehold
- 3 Bedrooms
- Enclosed Rear Garden
- Downstairs WC

- Ideal First Time Buyers/Investment
- Semi Detached House
- Close to Local Amenities
- Allocated off street parking
- Lines Open 8am-8pm(7 Days a week)

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Property Type: Semi Detached House



Council Tax Band: B Tenure: Freehold

NO ONWARD CHAIN - Oxford Family Estates are pleased to bring onto the market this 3 Bedroom Semi-Detached House in a prime location of Chapel-St-Leonards. With easy access to bus station, shops, beach and village green this is an ideal property for anyone wishing to downsize, first time buyers or investment.

Enter the property through an obscure half glazed Upvc door into the hallway.

Hallway 1.06m x 2.39m (3'5" x 7'10")

In the hall there is a downstairs wc .An electric storage heater and stairs leading to the first floor. Also a fitted fire alarm.

Downstairs WC 1.45m x 0.90m (4'9" x 2'11")

Comprising sink and toilet. There is an extractor fan fitted and the main fuse box.

Lounge 4.46m x 3.59m max (14'7"m x 11'9")

Enter off the hallway into the lounge, there is a Upvc window with electric storage heater and door leading into kitchen

Kitchen 4.54m x 3.04m (14'10" x 9'11")

With a range off wooden fronted base and wall units. Electric (Lamona) cooker with electric hob and extractor over. Upvc window to rear elevation with stainless single sink and drainer under. Upvc obscured half glazed door leads out onto the garden. Handy under stairs cupboard for storage is also in the kitchen.

Landing 3.51m x 1.95m (11'6" x 6'4")

All rooms are leading off with loft access. There is a cupboard housing the immersion heater. There is also a fitted fire alarm.

Bathroom 1.94m x 1.94m (6'4" x 6'4")

Comprising a bath with electric Triton shower over, low level wc and sink with cupboard underneath and Upvc obscured glass window above. There is a wall mounted Chilton Powerflow fan heater and extractor fan fitted.

Bedroom 1 3.68m x 2.47m (12'0" x 8'1")

Upvc window to rear elevation with electric storage heater. Fitted storage cupboards to one wall.



Bedroom 2 3.24m x 2.47m (10'7" x 8'1")

Upvc window to front elevation with electric storage heater under.

Bedroom 3/box room 1.95m x 1.95m (6'4" x 6'4")

Upvc window to front elevation. (There is No heating in this room)

Outside

The front of the property has a small gravelled/bark area planted up with shrubs and plants.

The garden to the rear is L shaped with lawn and slabbed patio areas. There is a gate for access to the side of the property and also a timber shed. A further gate leads out to the communal parking area.

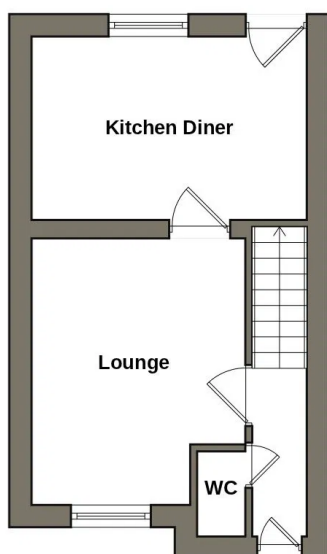
Chapel St Leonards

Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades.

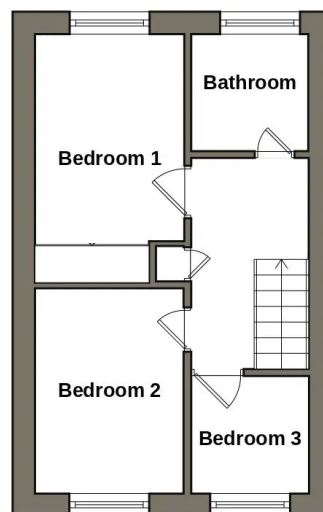
During the summer months it benefits greatly from tourists creating a lovely vibrant atmosphere. The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs.

There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.





Ground Floor



First Floor

Floor plan is indicative of layout only and should not be used for accurate measurement or structural purposes

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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