

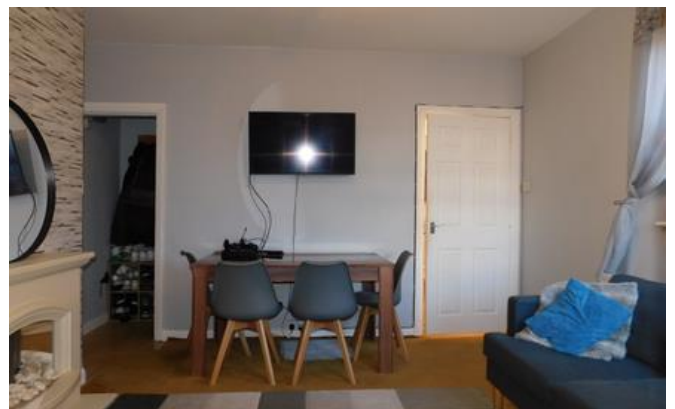


5 Talbot Road,  
Skegness, Lincs, PE25 2DH



**£160,000**

- INVESTMENT PROPERTY - TENANTED
- CLOSE TO TOWN, SCHOOLS & BEACH
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- DECEPTIVE SIZED 3 BEDROOM SEMI-DETACHED HOUSE
- SOUTH & WEST FACING GARDEN
- EPC RATING D



**INVESTMENT PROPERTY - TENANTED. CLOSE TO TOWN, SCHOOLS AND BEACH. A deceptive sized 3 Bedroom Semi-detached house with 2 Reception Rooms, Kitchen, rear lobby and Utility/ W.C extension with pitched tiled roof, gas central heating, pvc double glazing, south and west facing Garden. EPC Rating D**

### LOCATION

From Newton Fallowell office in Skegness turn right onto Roman Bank and immediately left into Grosvenor Road, then third right into Talbot Road and No 5 lies on the left hand side.

### ACCOMMODATION

#### HALL

With pvc double glazed door and stairs off.

#### LOUNGE

13' 3" x 13' 10"

With pvc bay window to the front elevation, built in cupboard housing the electric meter and fuses, radiator

#### DINING ROOM

11' 5" x 13' 2" with chimney breast

2 pvc windows, radiator, built in cupboard to side of the chimney breast, under stairs Store.



## KITCHEN

12' 5" x 8' 4"

With base and wall cupboards, roll edge work surfaces and tiled splashbacks, stainless steel sink unit, built under over and 4 ring hob and cooker hood over, wall mounted gas central heating boiler, space for appliances, built in cupboard housing the hot water cylinder, door to the;

## REAR LOBBY

With tiled floor, opaque pvc door to the side.

## UTILITY/WC

With toilet, opaque pvc window, space for washing machine, tiled floor

## LANDING

With radiator

## BEDROOM 1

11' 8" x 12' 1" average being shaped

With pvc window to front elevation, radiator, storage area with opaque pvc window

## BEDROOM 2

10' 0" x 11' 6"

With pvc window to rear elevation, radiator.

## BEDROOM 3

8' 6" x 5' 7"

With pvc window to rear elevation, radiator

## BATHROOM

5' 4" x 6' 3"

With bath with electric shower over, hand basin, wc, tiled floor, opaque pvc window



## OUTSIDE

To the front is a low wall and a small garden with path to the rear garden which faces south and west, includes lawn and paved sitting areas.

## TENURE

Freehold and subject to the existing tenancy.

## SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band A - 2022/23 - £1310.77

# Floorplan



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any professional guidance. This service, system and application does not have any warranty and no guarantee as to their operation or effect in the real world. Map data ©2023. Mapwell Homespace (2022)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 57   D  | 75   C    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Newton Fallowell Skegness

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