

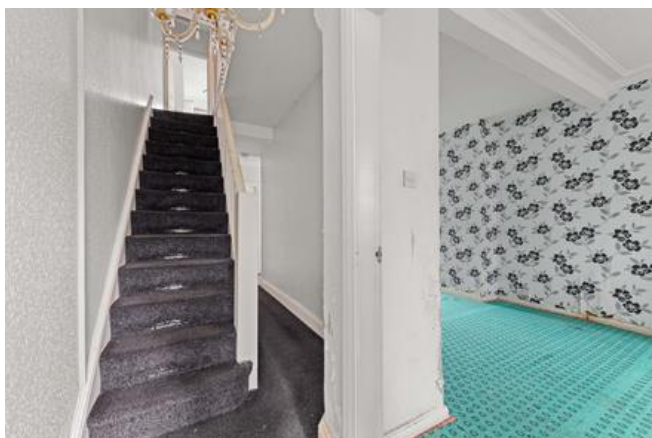


82 Wainfleet Road, Skegness,
Lincs, PE25 3RG



O.I.R.O £140,000

- NO CHAIN
- CLOSE TO TOWN CENTRE
- 3 STOREY TOWN HOUSE
- 25' LOUNGE DINER
- KITCHEN WITH ADDITIONAL COOKING AREA
- GAS CENTRAL HEATING
- REAR YARD & W.C
- EPC RATING D



NO CHAIN. A 3 storey, 5 Bedroom mid terrace House just a few minutes walk from Skegness town centre. With Entrance Porch, Hall, 25ft Lounge Diner, Kitchen and further cooking area. 3 Bedroom and Bathroom to the first floor with a further 2 Bedrooms to the Second Floor. Gas central heating, small front garden and rear yard with W.C. EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via a pvc door with canopy over to a LOBBY with single glazed door to the:-

HALL

With stairs leading off, radiator, built in cupboard, pvc door to the side elevation.

LOUNGE DINER

7.77m x 2.79m (25'6" x 9'2")

With pvc bay window to the front elevation, 2 radiators, pvc window to the rear elevation, fire surround with inset electric fire.



KITCHEN

3.41m x 2.34m (11'2" x 7'8")

With base and wall units, worksurfaces with tiled splashbacks, wall mounted Viessmann gas central heating boiler, pvc window to the side elevation and door to:-

COOKING AREA

2.64m x 2.88m (8'8" x 9'5")

maximum. With base units, worksurfaces with tiled splashbacks, sink unit, plumbing for washing machine, further appliance space, Indesit range cooker, pvc window to the side elevation.

FIRST FLOOR LANDING

With access to roof space, stairs to second floor with cupboard under.

BEDROOM 1

5.47m x 3.62m (17'11" x 11'11")

With 2 pvc windows to the front elevation, radiator.

BEDROOM 2

3.70m x 2.82m (12'1" x 9'4")

With pvc window to the rear elevation, radiator.

BEDROOM 3

2.85m x 2.62m (9'5" x 8'7")

With pvc window to the rear elevation, radiator.

BATHROOM

1.88m x 1.88m (6'2" x 6'2")

With panelled bath, pedestal hand basin with hand held shower over, W.C, radiator, pvc window to the side elevation.

2ND FLOOR LANDING

with radiator, skylight window.

BEDROOM 4

4.57m x 3.07m (15'0" x 10'1")

With Velux window to the rear elevation, radiator, access to roof space.

BEDROOM 5

3.63m x 2.83m (11'11" x 9'4")

With pvc window to the front elevation, radiator.

OUTSIDE

To the front is a small garden with path to the front door.

To the rear is a yard with access from a rear service road off Grantham Drive.

W.C

TENURE

Freehold.

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

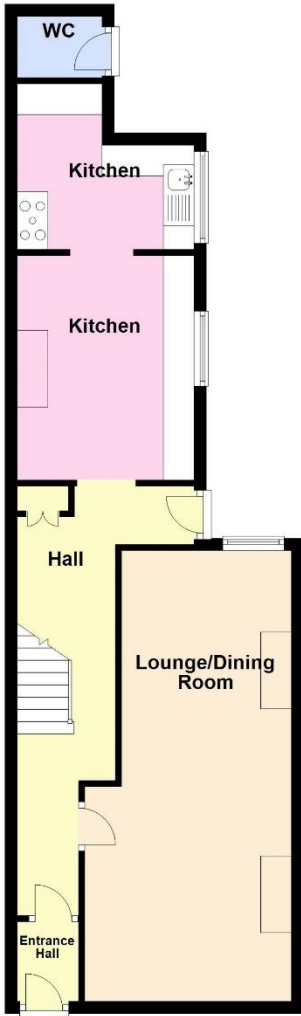
Band A - 2023/24 - £1,375.33





Ground Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



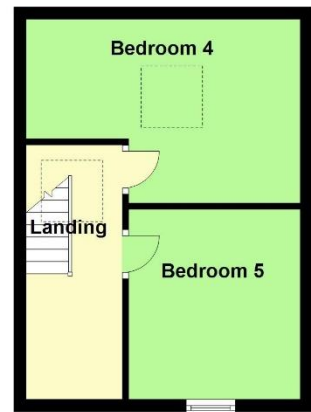
First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Second Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



Total area: approx. 129.1 sq. metres (1389.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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