



1 The Passage, Burgh Le Marsh,
Skegness, PE24 3JW



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Freehold

£139,950



Key Features

- NO CHAIN
- BEAUTIFULLY RENOVATED COTTAGE
- IN THE HEART OF MARKET TOWN
- RE-FITTED BATHROOM & KITCHEN
- 2 DOUBLE BEDROOMS
- PVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- BLOCK PAVED FORNTAGE & STORE
- EPC RATING C





NO CHAIN. A beautifully renovated 2 Bedroom Cottage situated in the heart of the small market town of Burgh Le Marsh. To the ground floor is an Entrance Porch, attractive re-fitted Bathroom, re-fitted Kitchen and Lounge with 2 Double Bedrooms located on the First Floor. Pvc double glazing and gas central heating. A block paved frontage with attached Store. Viewing is a must to appreciate this quaint cottage which would be ideally suited to first time buyers, those looking to downsize or own a "Holiday Cottage".



ENTRANCE LOBBY

With pvc door, tiled floor.

BATHROOM

3.90m x 1.85m (12'10" x 6'1")

maximum being shaped. Beautifully re-fitted with a p-shaped bath with shower and screen over, hand basin in a vanity unit, WC, traditional style heated towel radiator, tiled walls and floor, pvc windows to the front and rear elevation.



LIVING ROOM

3.90m x 3.46m (12'10" x 11'5")

With pvc window to the front elevation, decorative fireplace surround with coal effect gas fire, radiator in a decorative cover, T.V aerial point.

KITCHEN

2.14m x 2.70m (7'0" x 8'11")

Re-fitted with a range of modern base and wall units, worksurfaces with tiled splashbacks, inset circular sink unit and drainer with mixer tap over, built in Bosch oven with electric hob and extractor hood above, appliance space, tiled floor, stairs off with cupboard under and leading to:-

FIRST FLOOR LANDING

With access to roof space.

BEDROOM 1

3.67m x 3.44m (12'0" x 11'4")

With pvc window to the front elevation, radiator.

BEDROOM 2

2.15m x 2.84m (7'1" x 9'4")

With pvc window to the rear elevation, radiator.

OUTSIDE

The property is accessed via a passage from the Market Place and leads to the front of the property which is block paved with stone chip edging, gas and electric meters.

STORE

With pvc door, plumbing for washing machine, gas central heating boiler.

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.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2022/23 - £1,364.18

Floorplan

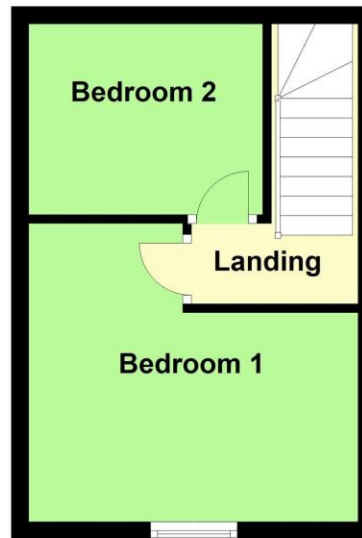
Ground Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.8 sq. feet)



Total area: approx. 51.5 sq. metres (553.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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