

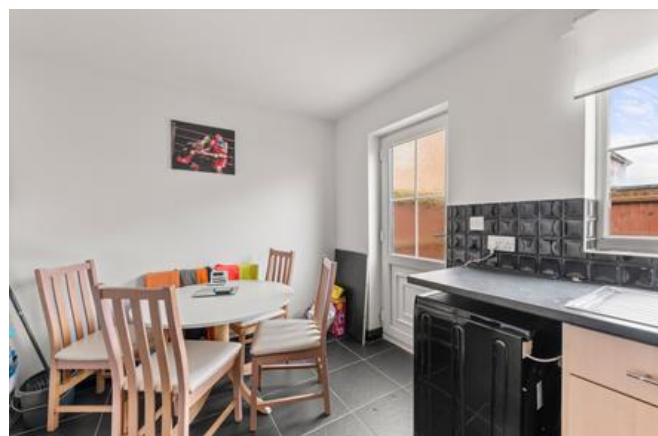


4 Admiralty Terrace,
Skegness, PE25 1GA



£147,000

- NO CHAIN
- MODERN END TERRACE HOUSE
- CLOSE TO SHOPS, SCHOOLS & DOCTORS SURGERY
- RECENTLY REDECORATED
- NEW GAS CENTRAL HEATING BOILER (DECEMBER 2023)
- BLOCK PAVED PARKING SPACE
- PAVED REAR GARDEN
- EPC RATING C



NO CHAIN. A modern two bedroom end of terrace house on the popular Lumley Fields estate convenient for schools, doctors surgery and local shops. With Entrance Hall, W.C, Lounge, Dining Kitchen and Bathroom. Block paved parking space and lower maintenance paved rear garden. Recently re-decorated. Gas central heating (new Boiler December 2023). EPC Rating C

ACCOMMODATION

ENTRANCE HALL

With pvc entrance door, radiator.

W.C

With pvc window to the front elevation, pedestal hand basin, W.C, radiator.

LOUNGE

4.21m x 3.94m (13'10" x 12'11")

With pvc window to the front elevation, radiator, spotlights to ceiling, stairs to first floor.



DINING KITCHEN

3.94m x 2.80m (12'11" x 9'2")

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit, plumbing for washing machine, built in oven, with gas hob with chimney extractor hood above, space for fridge freezer, wall mounted gas central heating boiler (fitted December 2023), pvc window to the rear elevation, tiled floor.

1ST FLOOR LANDING

With access to roof space.

BEDROOM 1

3.97m x 2.80m (13'0" x 9'2")

maximum into recess. With 2 pvc windows to the front elevation, radiator, built in wardrobe cupboard.

BEDROOM 2

3.98m x 2.15m (13'1" x 7'1")

With pvc window to the rear elevation, radiator.

BATHROOM

1.95m x 1.86m (6'5" x 6'1")

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

OUTSIDE

To the front is a block paved car space.

A path to the side leads to a gate opening onto the rear garden which is paved for lower maintenance.

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

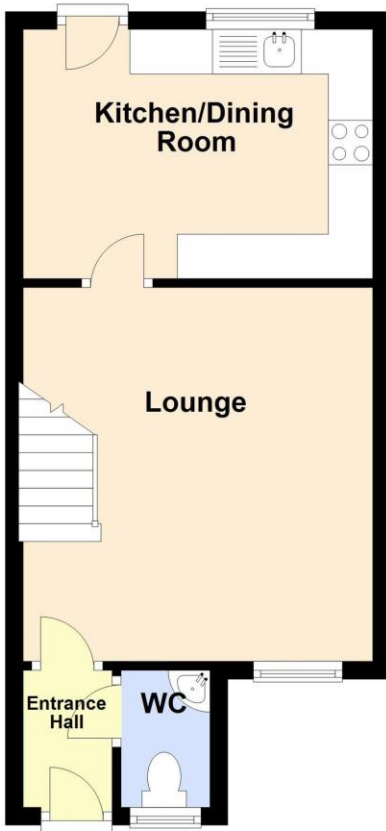
Charging Authority – East Lindsey District Council
Band A - 2023/24 - £1,375.33





Ground Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



Total area: approx. 59.5 sq. metres (640.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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