



4 Brunswick Drive, Skegness
Lincs, PE25 2QT



£115,000

- NO CHAIN
- IDEAL INVESTMENT PROPERTY
- CLOSE TO TOWN & SCHOOLS
- OPEN PLAN LOUNGE & DINING ROOM
- GALLEY STYLE KITCHEN
- GROUND FLOOR W.C
- GRAVELLED REAR GARDEN
- FREEHOLD
- EPC RATING E
- COUNCIL TAX BAND A



IDEAL INVESTMENT PROPERTY. NO CHAIN. A 3 Bedroom town house close to the town centre and schools. With Entrance Hall, open plan Lounge and Dining Room, galley style Kitchen and ground floor W.C. To the first floor are 3 Bedrooms and a family Bathroom. Gardens to the front and rear. EPC Rating E

ACCOMMODATION

HALLWAY

With pvc door, radiator, stairs off.

LIVING ROOM 4.22m x 3.58m (13'10" x 11'8")

With pvc bay window to the front elevation, radiator, decorative fireplace surround being open plan to:-

DINING ROOM 3.60m x 3.64m (11'10" x 11'11")

With pvc window to the rear elevation, radiator, under stairs cupboard.



KITCHEN 2.42m x 4.17m (7'11" x 13'8")

With wall and base units, worksurfaces with tiled splashbacks, stainless steel sink unit, built in oven with gas hob and filter hood above, plumbing for washing machine, spaces for appliances, tiled flooring, 2 pvc windows to the side elevation, pvc door to the side elevation.

CLOAKROOM

With WC, pedestal hand basin, tiled flooring, radiator.

LANDING

With access to the loft space.

BATHROOM 2.46m x 3.15m (8'1" x 10'4")

With panelled bath with shower over, W.C, hand basin in a vanity unit, built in cupboard housing the gas central heating boiler, radiator, pvc window to the rear elevation.

BEDROOM 1 3.62m x 2.62m (11'11" x 8'7")

With pvc window to the front elevation, radiator.

BEDROOM 2 3.62m x 2.52m (11'11" x 8'4")

With pvc window to the rear elevation, radiator.

BEDROOM 3 2.69m x 1.87m (8'10" x 6'1")

With pvc window to the front elevation, radiator.

OUTSIDE

To the front is a fenced garden area with path to the front door.

The rear garden is mainly gravelled for lower maintenance with raised garden bed and paved paths.

TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

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 - 2024/25 - £1442.67

AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

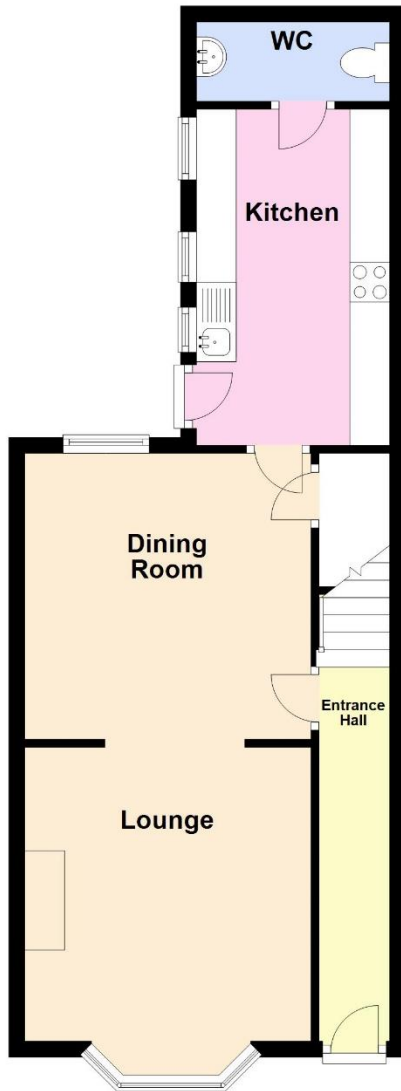
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Ground Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 88.9 sq. metres (957.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		