



47 Churchill Avenue,
Skegness, Lincs, PE25 2AE



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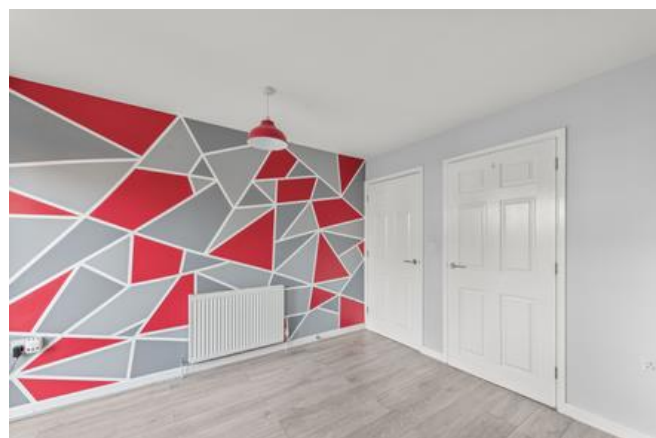
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£155,000

- NO CHAIN
- MODERN TOWN HOUSE
- FITTED KITCHEN DINER
- LOUNGE
- GROUND FLOOR W.C
- ENCLOSED REAR GARDEN
- FREEHOLD
- EPC RATING B
- COUNCIL TAX BAND A



NO CHAIN. A modern two bedroom mid terrace house on the popular Lumley Fields estate convenient for local shops, doctors surgery and schools. With Entrance Hall, W.C, Lounge and Dining Kitchen. To the first floor are 2 Bedrooms and a Bathroom. Front and rear garden, allocated parking. EPC Rating B

ACCOMMODATION

ENTRANCE HALL

With composite entrance door, radiator, stairs to the first floor, wood effect laminate flooring.

LOUNGE 4.61m x 2.81m (15'1" x 9'2")

With pvc window to the front elevation, radiator, wood effect laminate flooring.

KITCHEN DINER 3.92m x 3.46m (12'11" x 11'5")

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit, built in oven with gas hob and cooker hood above, plumbing for washing machine, space for fridge freezer, pvc window overlooking and pvc french doors to the rear garden, space for a table, concealed wall mounted gas central heating boiler, wood effect laminate flooring.



W.C

With W.C, hand basin, radiator.

1ST FLOOR LANDING

With access to roof space, built in cupboard.

BATHROOM 2.02m x 1.70m (6'7" x 5'7")

With panelled bath with shower over, low flush W.C., heated towel radiator, tiled floor, extractor fan and light tunnel.

BEDROOM 1 3.94m x 2.74m (12'11" x 9'0")

With 2 pvc windows to the front elevation, radiator, built in wardrobe.

BEDROOM 2 3.94m x 3.15m (12'11" x 10'4")

With pvc window to the rear elevation, radiator.

OUTSIDE

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

The enclosed rear garden is paved with inset faux lawn. A gate to the rear leads to the parking area.

TENURE

Freehold.

SERVICES

The property has mains electricity, gas, 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

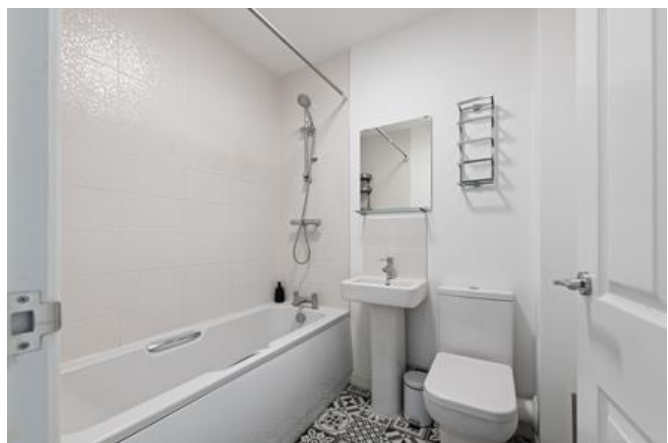
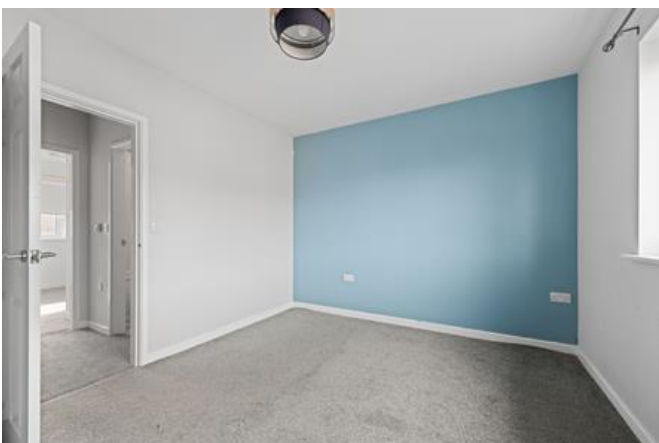
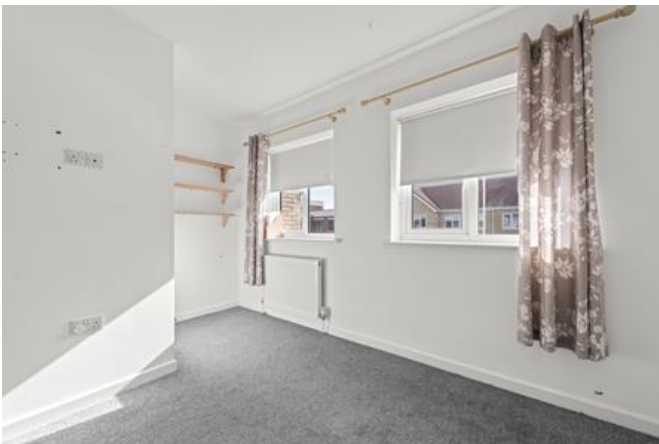
SERVICE CHARGE

It is understood that the vendors pay a service charge of £120 per annum for the maintenance of the car park.

AGENTS NOTES

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.

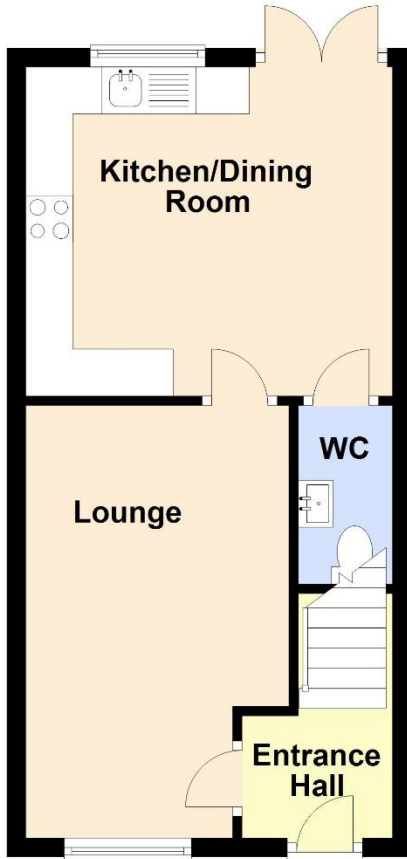
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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





Ground Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



Total area: approx. 64.0 sq. metres (688.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		