



15 Cavendish Road,  
Skegness, Lincs, PE25 3QZ



**£142,500**

- NO CHAIN
- CORNER PLOT
- CLOSE TO SCHOOLS & TOWN
- 2 RECEPTION ROOMS
- FREEHOLD
- SHOWER ROOM & SEPARATE W.C
- FRONT & REAR GARDEN
- DRIVE & GARAGE
- EPC RATING E
- COUNCIL TAX BAND A



**NO CHAIN.** A 3 Bedroom Semi Detached House situated on a corner plot convenient for schools, town centre and the seafront. With Enclosed Porch, Entrance Hall, Lounge, Dining Room, Kitchen and Pantry. To the first floor are 3 double Bedrooms, Shower Room and separate W.C. There are front and rear gardens, a drive and Garage. EPC Rating E.

### ACCOMMODATION

Entrance is on the front elevation via a

### PORCH

With pvc door and windows and an inner door to the:-

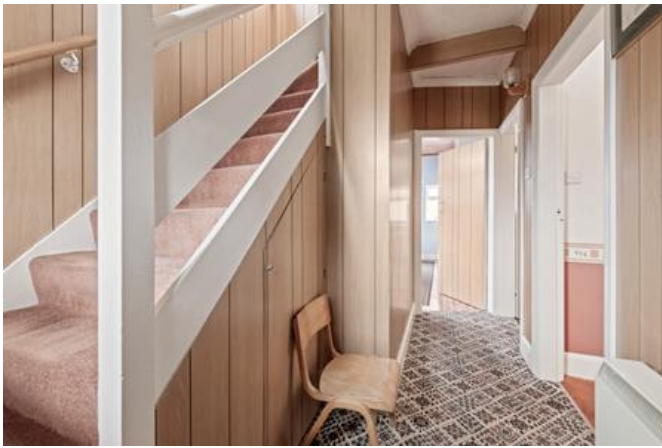
### HALLWAY

With pvc window to the front elevation, stairs to first floor, understairs storage cupboard, electric storage heater.

### LOUNGE

3.83m x 3.70m (12'7" x 12'1")

With walk in pvc bay window to the front elevation, electric storage heater, shelving.



## DINING ROOM

4.32m x 3.17m (14'2" x 10'5")

With walk in pvc bay window to the rear elevation, electric fire in a wooden surround, built in storage cupboards, electric storage heater.

## KITCHEN

4.00m x 2.18m (13'1" x 7'2")

With base and wall units, worksurfaces, stainless steel sink unit, appliance spaces, window overlooking and wooden door to the garden.

## PANTRY

With pvc window to the side elevation.

## 1ST FLOOR LANDING

With access to roof space with pull down ladder.

## W.C

With comfort height W.C, wetroom wall panelling, opaque pvc window to the side elevation.

## SHOWER ROOM

With walk in shower with wetroom wall panelling and Mira shower, drawer unit with inset hand basin, heated towel radiator, built in airing cupboard housing the hot water cylinder, opaque pvc window to the front elevation.

## BEDROOM 1

3.68m x 3.33m (12'1" x 10'11")

With pvc window to the front elevation, a range of fitted furniture with wardrobes and cupboards.

## BEDROOM 2

3.34m x 2.71m (11'0" x 8'11")

With pvc window to the rear elevation, electric panel heater, built in wardrobes.

## BEDROOM 3

3.80m x 2.72m (12'6" x 8'11")

With pvc window to the side and rear elevations, built in wardrobes.

## OUTSIDE

To the front is a gravelled garden with path to the front door and a small lawned area to the side.

A gated driveway off Pelham Road give access to the:-

## GARAGE

of brick construction with double wooden doors.

The rear garden is mainly concreted with a garden store and a covered seating area adjacent to the kitchen door.

## TENURE

Freehold.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage heaters. Mains gas is understood to be connected but not used (capped off).

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

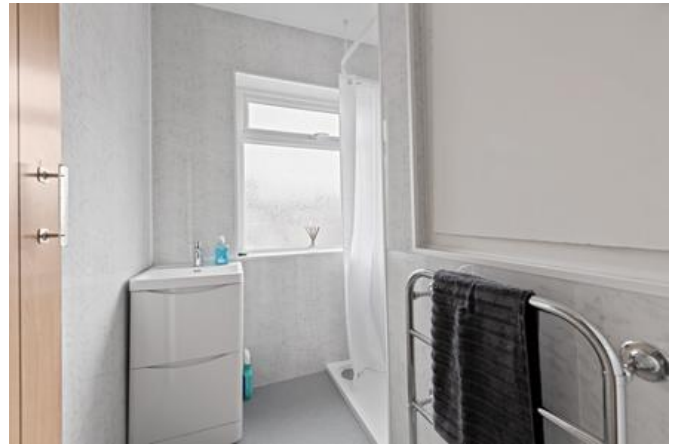
## VIEWING

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





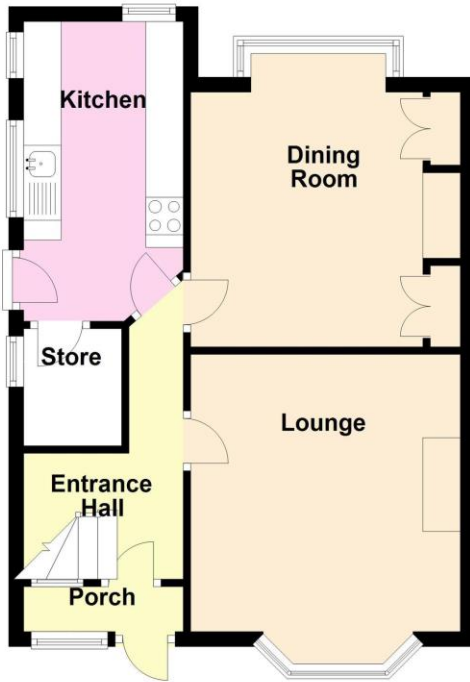
## AGENTS NOTES

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.

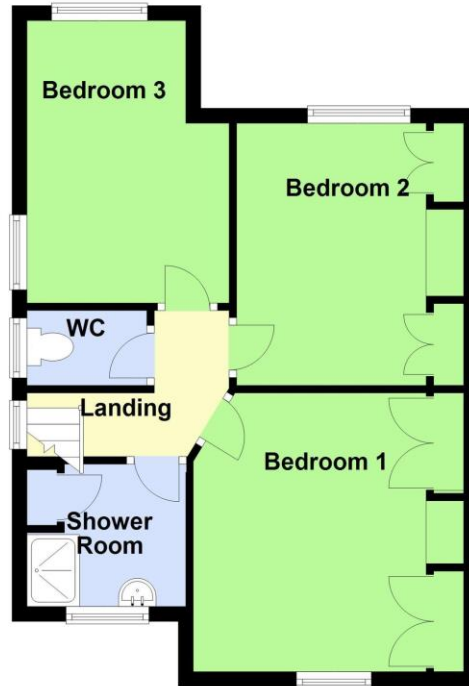
### Ground Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



### First Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 87.9 sq. metres (946.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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