



17 Bramley Walk, Skegness,
Lincs, PE25 1DU



£195,000

- WELL PRESENTED
- CLOSE TO THE BEACH AND NORTH SHORE GOLF COURSE
- HALL, LOUNGE, KITCHEN
- 2 BEDROOMS, SHOWER ROOM
- CONSERVATORY
- GAS CENTRAL HEATING
- LOWER MAINTENANCE GARDENS
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND B



A two bedroom semi detached bungalow on the popular Gleneagles Estate with the Beach and North Shore Golf Course just a short walk away. The accommodation comprises an Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Shower Room and Conservatory. With gas central heating and pvc double glazing, lower maintenance gardens, driveway, Carport and Garage. EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

ENTRANCE HALL

With pvc window to the front elevation, radiator, built in storage cupboard, door leading to the:-

LOUNGE

4.60m x 3.45m (15'1" x 11'4")

With walk-in pvc bow window to the front elevation, decorative fireplace surround with inset coal effect fire, radiator.

INNER HALL

With access to roof space and built in storage cupboard.

KITCHEN

9.00m x 7.00m (29'6" x 23'0")

Fitted with base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit, space for electric oven with extractor hood above, space and plumbing for washing machine, space for fridge, radiator, pvc window and door to the side elevation.



BEDROOM 1

3.35m x 3.20m (11'0" x 10'6")

With pvc window to the rear elevation, radiator.

BEDROOM 2

3.23m x 2.34m (10'7" x 7'8")

With radiator, pvc french doors leading into the:-

CONSERVATORY

3.20m x 3.20m (10'6" x 10'6")

Of pvc construction on a brick base with pvc windows and pvc door to the garden, 2 radiators.

SHOWER ROOM

2.07m x 2.02m (6'10" x 6'7")

With walk-in shower enclosure, WC with concealed cistern and hand basin in vanity unit, vertical towel radiator, tiled floor, opaque pvc window to the side elevation.

OUTSIDE

The front garden is gravelled with a gated driveway leading down to the Car Port and:-

GARAGE

With light and power, door to the side elevation.

The enclosed rear garden comprises lawned areas and paved patio seating areas.

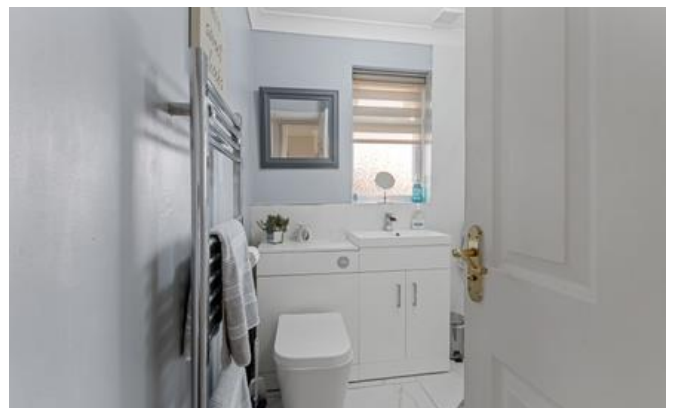
TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected.

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 B - 2024/25 - £1,683.11

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.



Floorplan

Ground Floor

Approx. 66.1 sq. metres (711.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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