



180 Roman Bank,
Skegness, PE25 1SF



£179,950

- NO CHAIN
- 4 BED SEMI-DETACHED HOUSE
- KITCHEN, LOUNGE, DINING ROOM
- 2 BATHROOMS
- FRONT AND REAR GARDENS
- DRIVEWAY FOR PARKING
- FREEHOLD
- COUNCIL TAX BAND A
- EPC RATING D



NO CHAIN. A 4 Bedroom Semi-Detached House located close to the town centre, shops and beach. With Entrance Hall, Living Room, Dining Room, Kitchen, Bathroom, Bedroom, a further 3 Bedrooms upstairs and second Bathroom. With front and rear lawned gardens and driveway providing parking. EPC Rating D

ACCOMMODATION

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

ENTRANCE HALL

With stairs to the first floor, radiator.

LIVING ROOM

3.48m x 4.51m (11'5" x 14'10")

With walk in pvc bay window to the front elevation, fireplace with coal effect electric fire, sliding doors to the:-

DINING ROOM

2.58m x 4.05m (8'6" x 13'4")

With pvc window to the rear elevation, radiator, built in cupboard housing the gas central heating boiler, further downstairs storage cupboard.



KITCHEN

2.79m x 4.66m (9'2" x 15'4")

With base and wall units with tiled splashbacks, worksurfaces, stainless steel sink unit, plumbing for washing machine, space for cooker, 2 pvc windows and pvc door to the side elevation.

BEDROOM 4

With pvc window to the rear elevation, pvc door to the side elevation.

EN-SUITE

With panelled bath, pedestal hand basin, W.C, part tiled walls, tiled floor, pvc window to the side elevation.

1ST FLOOR LANDING

With access to roof space.

BATHROOM

1.49m x 2.28m (4'11" x 7'6")

With panelled bath with Triton electric shower over and shower screen, pedestal sink unit, WC, part tiled walls, radiator, built in airing cupboard housing the hot water cylinder, pvc window to the rear elevation.

BEDROOM 1

3.93m x 3.41m (12'11" x 11'2")

With pvc window to the front elevation, radiator.

BEDROOM 2

2.67m x 3.30m (8'10" x 10'10")

With pvc window to the rear elevation, radiator.

BEDROOM 3

1.79m x 2.45m (5'11" x 8'0")

With pvc window to the front elevation, radiator, built in cupboard.



OUTSIDE

The front garden is part lawned with shrubbery, long driveway providing off-road parking.

A gate leads to the rear garden being majority lawned and fenced, with shrubbery, vegetable patch and Shed.

TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. Please note there is no heating to the ground floor bedroom and en-suite.

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 - £1,442.67

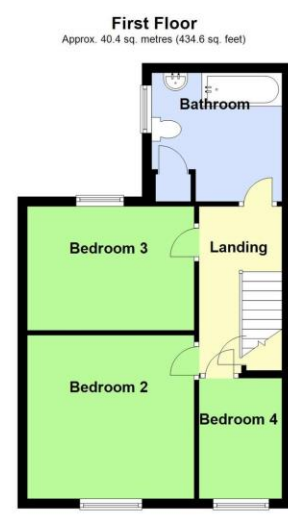
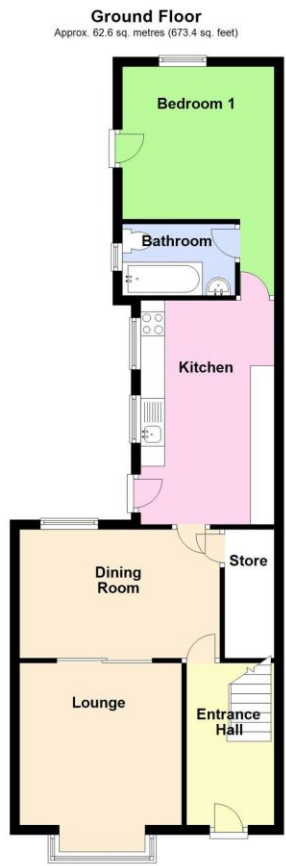
AGENTS NOTES

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.



Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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