



7 Bader Way, Skegness,
Lincs, PE25 2PW



£160,000

- 3 BEDROOM HOUSE
- CLOSE TO SHOPS AND AMENITIES
- KITCHEN DINER, LOUNGE
- LOW MAINTENANCE GARDENS
- OUTBUILDING
- EPC RATING D
- FREEHOLD
- COUNCIL TAX BAND A



NO CHAIN. A well presented 3 Bedroom End-Terrace House in a convenient location close to shops and amenities. With Entrance Hall, WC, Lounge, Dining Kitchen and Bathroom. Front and rear low maintenance gardens with outbuilding. EPC Rating D

ACCOMMODATION

HALL

With stairs off, radiator, built in shelved cupboard.

CLOAKROOM

With WC, wash basin, pvc obscure window to the front elevation.

KITCHEN/DINING ROOM

With wall and base units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap, space for cooker with extractor hood above, plumbing for washing machine, plumbing for dish washer, space for table, shelved pantry, pvc window to the front elevation, doors leading into:-

LIVING ROOM

3.25m x 5.4m (10'8" x 17'8")

With 2 pvc windows to the rear elevation, radiator, electric stove with surround, pvc door to the rear garden.



LANDING

With access to loft space, built in airing cupboard housing the central heating boiler, built in cupboard.

BEDROOM 1

2.72m x 2.82m (8'11" x 9'4")

With pvc window to the front elevation, radiator.

BEDROOM 2

2.61m x 4.13m (8'7" x 13'6")

With pvc window to the front elevation, radiator.

BEDROOM 3

2.69m x 3.86m (8'10" x 12'8")

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

BATHROOM

Being recently refitted with panelled bath with shower attachment over and glass shower screen, WC, pedestal wash basin, wet room panelling, radiator, obscure pvc window to the front elevation.

OUTSIDE

The front garden is enclosed being fenced and paved, flower bed, outside tap.

The low maintenance rear garden is fenced and paved.

There is a communal area with an allocated parking space.

OUTBUILDING



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 - £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.

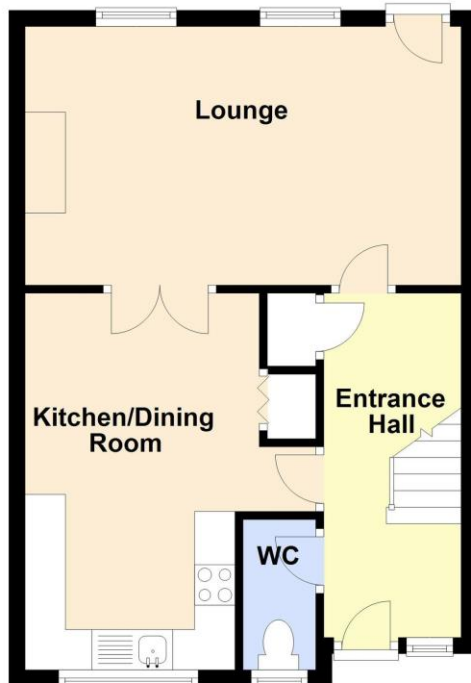
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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



Floorplan

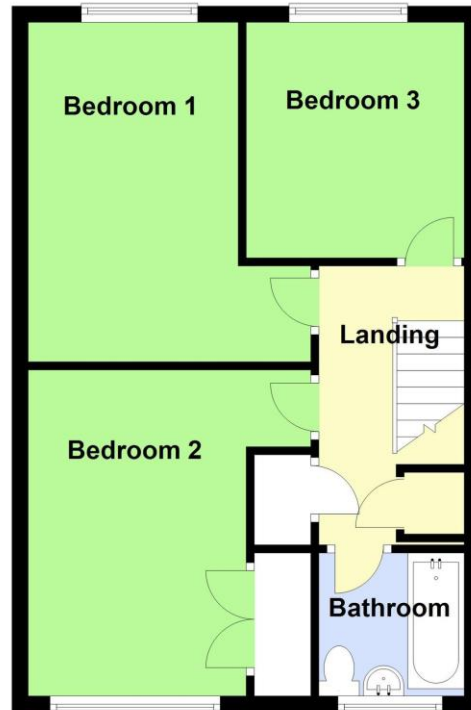
Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)

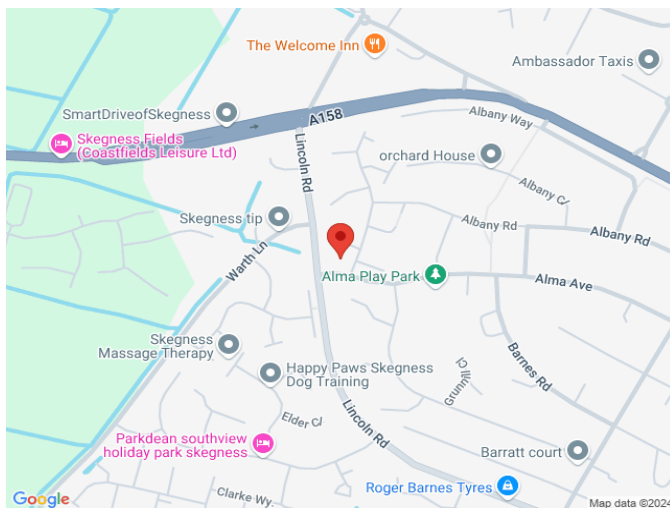


First Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



Total area: approx. 87.2 sq. metres (938.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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