



64 Brunswick Drive,
Skegness, PE25 2QT



£125,000

- NO CHAIN
- CLOSE TO TOWN & SCHOOLS
- LOUNGE & DINING ROOM
- SUN ROOM
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND A



NO CHAIN. A three Bedroom town house convenient for the town centre and schools with 2 reception rooms and enclosed rear garden. The accommodation comprises Porch, Entrance Hall, Lounge, Dining Room with patio doors into a Sun Room, Kitchen, 3 Bedrooms and a Bathroom. Benefiting from gas central heating and pvc double glazing. EPC Rating D

ACCOMMODATION

LOBBY

With pvc entrance door, inner door to the:-

HALLWAY

With stairs to first floor, radiator.

LOUNGE 3.68m x 4.43m (12'1" x 14'6")

With walk in pvc bay window to the front elevation, cast iron open fireplace with wooden surround, radiator.

DINING ROOM 3.69m x 4.33m (12'1" x 14'2")

With pvc french doors to the Garden Room, understairs storage cupboard, radiator, door to:-



KITCHEN 2.11m x 4.46m (6'11" x 14'7")

With base and wall units, worksurfaces, stainless steel sink unit, space for cooker, plumbing for washing machine, wall mounted Glowworm gas central heating boiler, radiator, wood panelling to walls, pvc window to the side, pvc window overlooking and pvc door to the:-

SUN ROOM 2.05m x 4.41m (6'8" x 14'6")

With pvc windows and polycarbonate roof, pvc sliding patio doors to the rear garden, tiled floor.

1ST FLOOR LANDING

With built in cupboard, radiator.

BEDROOM 1 2.48m x 3.75m (8'1" x 12'4")

With pvc window to the front elevation.

BEDROOM 2 2.67m x 2.98m (8'10" x 9'10")

With pvc window to the rear elevation, radiator.

BEDROOM 3 1.81m x 3.67m (5'11" x 12'0")

With pvc window to the front elevation.

BATHROOM 1.73m x 2.67m (5'8" x 8'10")

With panelled bath with electric shower over, hand basin, W.C, opaque pvc window to the rear elevation, radiator.

OUTSIDE

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

To the rear is a fenced block paved yard area with a gated access to the rear passage.

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.

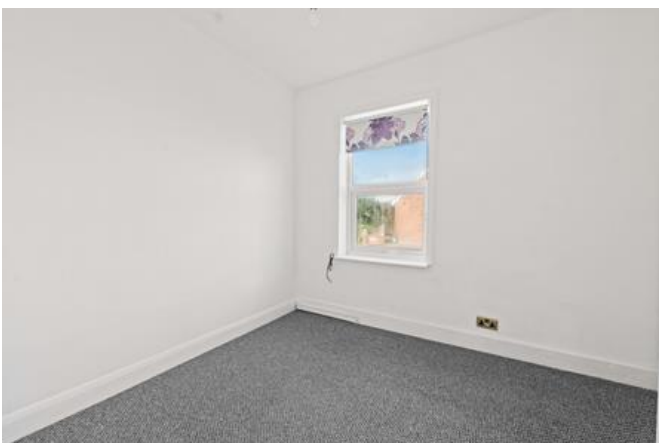
COUNCIL TAX

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.





Ground Floor

Approx. 62.1 sq. metres (668.7 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 102.0 sq. metres (1098.1 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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