



44 Cavendish Road,
Skegness, PE25 2QZ



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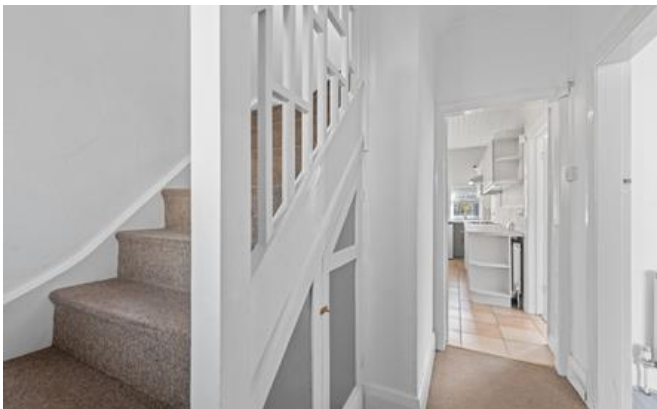
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£159,950

- NO CHAIN
- 4 BEDROOMS
- CLOSE TO TOWN & SCHOOLS
- LOUNGE & DINING ROOM
- GRAVEL DRIVE
- GARAGE
- FREEHOLD
- EPC RATING C



NO CHAIN. A good size 4 bedroom family home convenient for the town centre and schools. The accommodation comprises Enclosed Porch, Entrance Hall, Lounge, Dining Room and galley style Kitchen. To the first floor are 4 Bedrooms and a Bathroom. With gravelled driveway, Garage and enclosed lawned rear garden. EPC Rating C

ACCOMMODATION

Entrance is on the front elevation via an

ENCLOSED PORCH

Of pvc construction with a pvc entrance door and inner coloured leaded glazed door to the:-

HALLWAY

With stairs to first floor with cupboard under, radiator.

LOUNGE

4.5m x 3.63m (14'10" x 11'11")

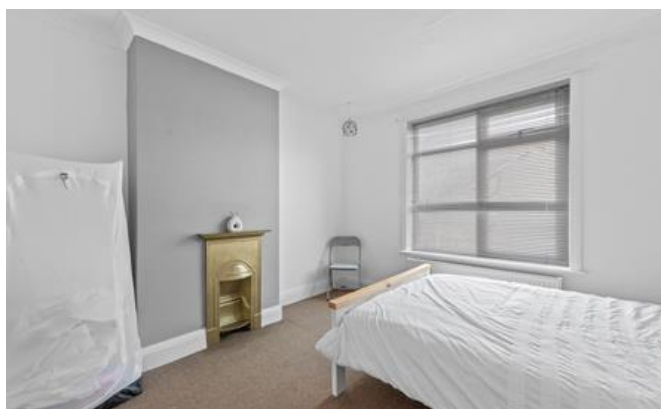
With walk in pvc bay window to the front elevation, radiator, feature fireplace with wooden surround.

DINING ROOM

3.63m x 3.35m (11'11" x 11'0")

With pvc window to the rear elevation, radiator, feature fireplace.





KITCHEN

4.83m x 2.11m (15'10" x 6'11")

Being galley style and fitted with base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built under oven with 4 ring gas hob and extractor hood above, spaces for appliances, built in cupboard housing the gas central heating boiler, pvc windows to the side and rear elevations, door to the side.

FIRST FLOOR LANDING

With access to roof space.

BEDROOM 1

3.63m x 3.61m (11'11" x 11'10")

With pvc window to the front elevation, radiator, feature fireplace.

BEDROOM 2

3.35m x 2.9m (11'0" x 9'6")

With pvc window to the rear elevation, radiator, feature fireplace.

BEDROOM 3

2.84m x 2.59m (9'4" x 8'6")

With pvc window to the rear elevation, radiator.

BEDROOM 4

2.11m x 1.8m (6'11" x 5'11")

With pvc window to the front elevation, radiator.

BATHROOM

2.08m x 1.75m (6'10" x 5'8")

With panelled bath with shower over, pedestal hand basin, W.C, tiled walls, radiator, pvc window to the side elevation.

OUTSIDE

To the front is a lower maintenance gravelled garden. Double vehicle gates open onto a wide gravelled driveway.

To the side is a gate with screen fencing which could be opened up to provide further parking and access to the:-

GARAGE

5.66m x 2.79m (18'7" x 9'2")

Of concrete sectional construction with up and over vehicle door.

To the rear is an enclosed lawned garden with paved patio seating area.

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

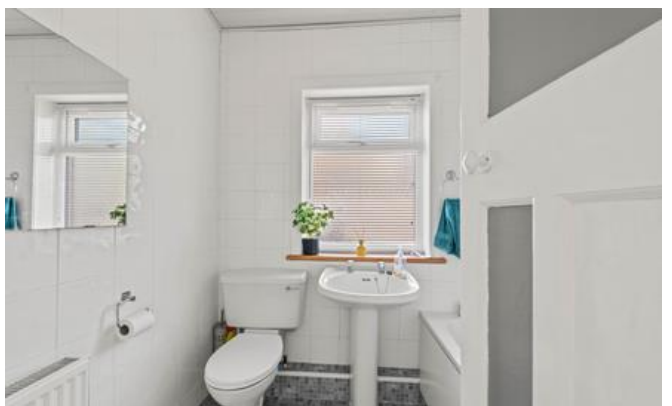
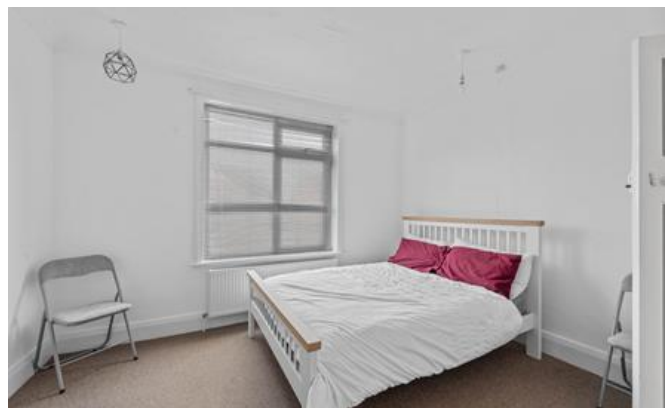
Charging Authority – East Lindsey District Council

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.

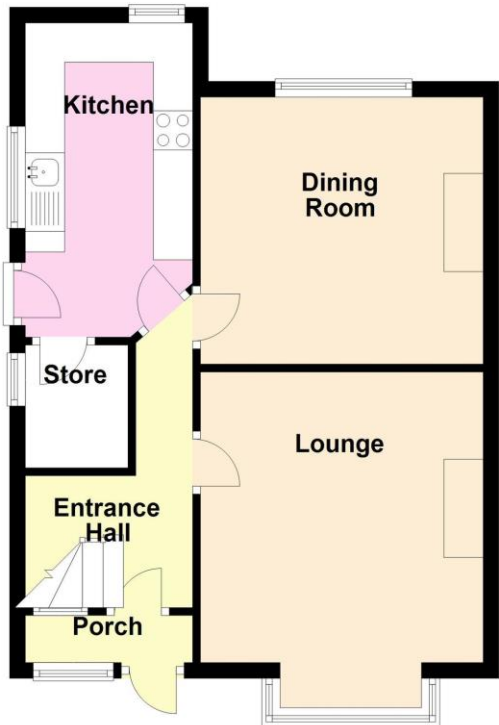




Floorplan

Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



First Floor

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



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



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