



4 Dutton Avenue, Skegness,
Lincs, PE25 2HR



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£155,000

- NO CHAIN
- IN NEED OF IMPROVEMENT
- POPULAR RESIDENTIAL AREA
- 2 BEDROOMS
- LAWNED GARDENS
- TIMBER GARAGE
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND B



NO CHAIN. A two bedroom semi-detached bungalow in need of improvement in a popular residential location to the west of Skegness town centre. With Entrance Porch, Hall, Lounge, Kitchen and Bathroom. There are lawned gardens to the front and rear, a concrete drive and timber Garage. EPC Rating D

ACCOMMODATION

Entrance is on the side elevation via a:

SIDE PORCH 3.55m x 1.35m (11'7" x 4'5")

With pvc entrance door, windows to the side and rear elevation, plumbing for washing machine, inner door to the:-

HALLWAY

being 'L' shaped with built in airing cupboard housing the hot water cylinder, access to roof space.

KITCHEN 2.77m x 2.73m (9'1" x 9'0")

With a base unit with inset stainless steel sink unit, gas cooker point, floor standing gas central heating boiler, further base unit with cupboard above, serving hatch to the Lounge, pvc window to the front elevation.



LOUNGE 4.61m x 3.25m (15'1" x 10'8")

With pvc window to the front elevation,, gas fire on a tiled hearth, radiator.

BEDROOM 1 4m x 3.39m (13'1" x 11'1")

With pvc window to the rear elevation, radiator.

BEDROOM 2 2.76m x 2.75m (9'1" x 9'0")

With pvc window to the rear elevation, radiator.

BATHROOM 1.97m x 1.69m (6'6" x 5'6")

With panelled bath, pedestal hand basin, W.C, opaque pvc window to the side elevation, radiator.

OUTSIDE

To the front is a lawned garden with inset shrub borders. A concrete drive to the side leads to the rear set:-

TIMBER GARAGE

With timber double doors and window.

The rear garden is mainly lawned with concrete paths and inset trees and shrubs.

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.

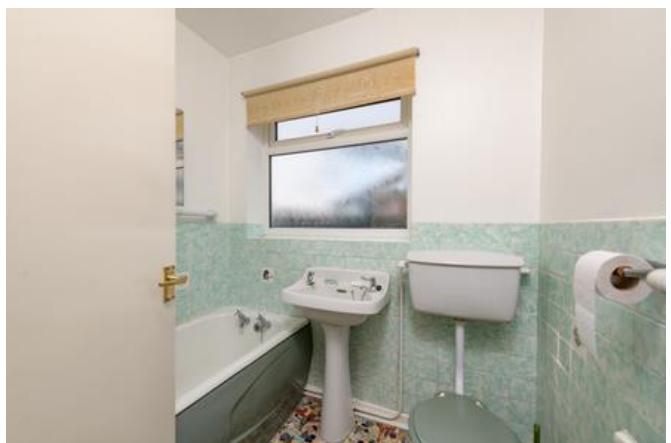
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band 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.

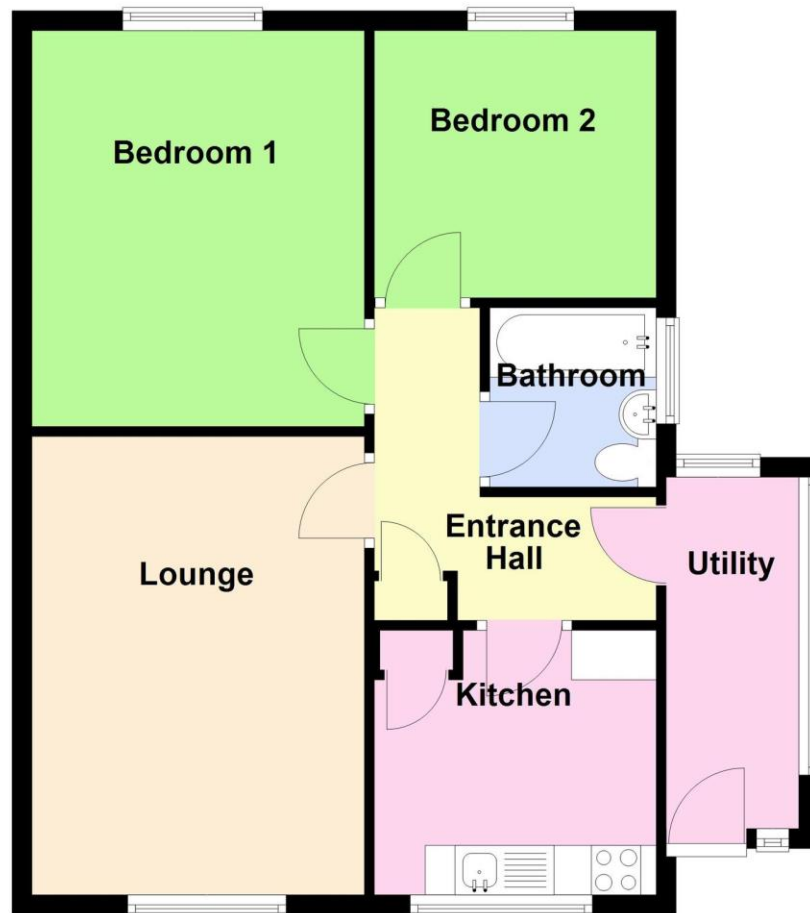
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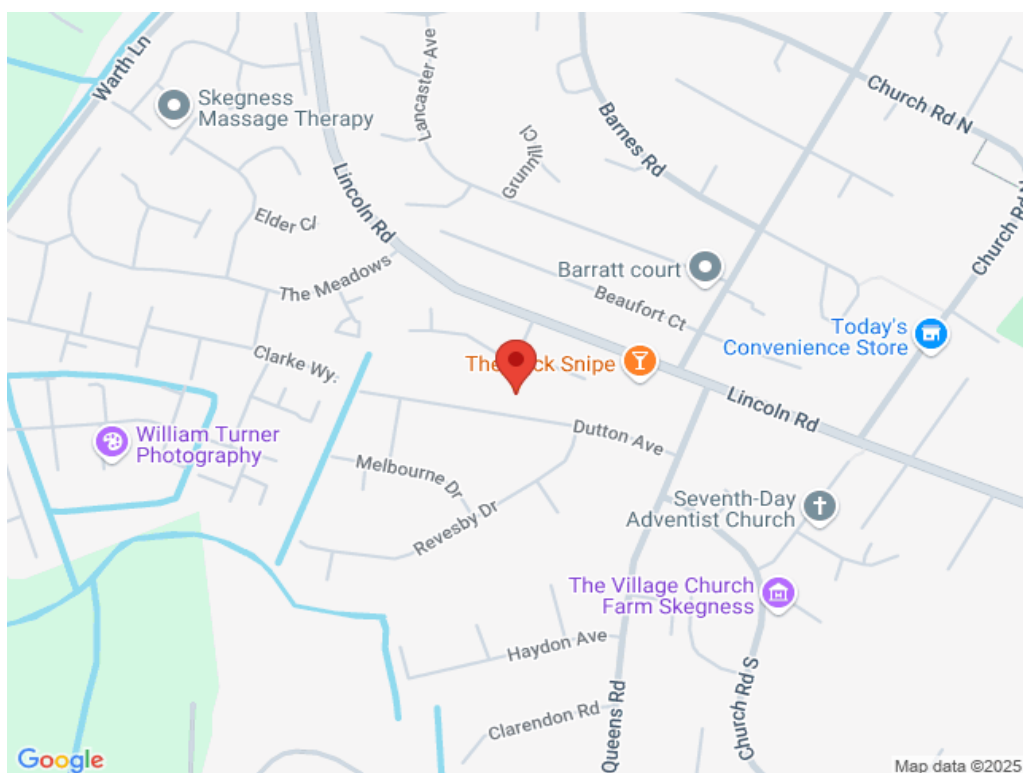


Ground Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



Total area: approx. 60.3 sq. metres (649.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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