



3a Castleton Boulevard,
Skegness, PE25 2TU



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£172,950

- NO CHAIN
- WELL PRESENTED
- CLOSE TO BEACH & TOWN
- KITCHEN & DINING ROOM
- RE-FITTED SHOWER ROOM
- ENCLOSED REAR GARDEN
- GARAGE & PARKING SPACE
- FREEHOLD
- EPC RATING C
- COUNCIL TAX BAND A



NO CHAIN. SUPERB LOCATION CLOSE TO THE SEAFRONT & TOWN CENTRE. This deceptive sized and well presented two bedroom town house offers a front Entrance Porch, Lounge, Kitchen which is open plan to the Dining Room. 2 Bedrooms and a re-fitted Shower Room to the first floor. Gas central heating, pvc double glazing, low maintenance rear garden, car space with Garage to the rear. EPC Rating C

ACCOMMODATION

Entrance is on the front elevation via a pvc door with opaque pvc side screen opening to the:-

PORCH

With an inner door to the:-

LOUNGE

5.43m x 3.45m (17'10" x 11'4")

With pvc bow window to the front elevation, radiator, decorative fireplace surround with wall mounted electric fire, stairs to first floor.

KITCHEN

2.51m x 2.28m (8'2" x 7'6")

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built in oven with 4 ring gas hob and stainless steel chimney canopy above, wall mounted gas central heating boiler, appliance space, space for fridge freezer, pvc window to the rear elevation arched opening with karndene flooring through to the:-





DINING ROOM

2.99m x 2.54m (9'10" x 8'4")

With radiator, pvc window overlooking and pvc door to the rear garden.

1ST FLOOR LANDING

With access to roof space, built in airing cupboard with integral radiator.

BEDROOM 1

4.57m x 3.09m (15'0" x 10'1")

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

BEDROOM 2

2.97m x 2.71m (9'8" x 8'11")

With pvc window to the rear elevation, radiator.

SHOWER ROOM

2.64m x 1.67m (8'8" x 5'6")

Re-fitted with a large walk in shower enclosure with glass screen and direct shower, W.C, hand basin in a vanity unit, part tiled walls, opaque pvc window to the rear elevation.

OUTSIDE

To the front is a low maintenance paved frontage and a gated path leads to the rear. The rear garden is also set out for lower maintenance with paved sitting area, lazy lawn, gate to the rear of the Garage.

GARAGE

4.97m x 2.41m (16'4" x 7'11")

With up and over vehicle door, light and power, cold water tap, plumbing for washing machine, rear door.

Vehicle access to the garage is via a private service road leading off Park Avenue.

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 - 2025/26 - £1,494.32

AGENTS NOTES

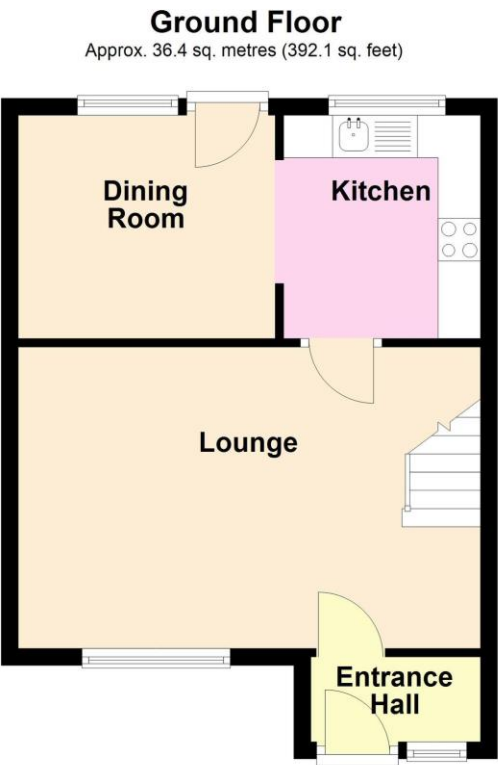
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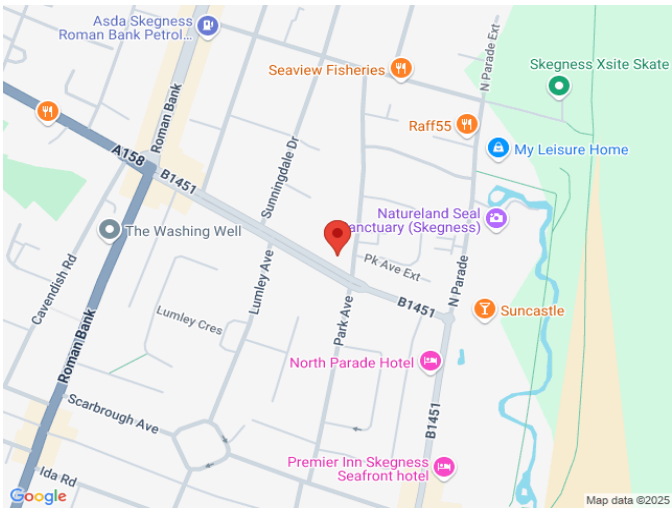




Floorplan



Total area: approx. 70.7 sq. metres (760.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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