



4 Berry Way, Skegness
Lincs, PE25 3QS



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£139,950 ** REDUCED BY OVER £10,000 FOR A QUICK SALE

- TOWN CENTRE LOCATION
- 2 DOUBLE BEDROOMS
- 18FT LOUNGE
- DINING KITCHEN
- GAS CENTRAL HEATING
- LOW MAINTENANCE GARDEN
- FREEHOLD
- EPC RATING C



A 2 Bedroom End Terrace House in a town centre location ideal for first time buyers or buy-to-let investors. With Entrance Lobby, 18ft Lounge, Dining Kitchen, 2 double Bedrooms and Shower Room. Low maintenance rear garden and vehicle access via Dorothy Avenue. EPC Rating C

ACCOMMODATION

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

ENTRANCE HALL

With radiator, built in storage cupboard, stairs to the first floor.

LOUNGE

5.42m x 3.19m (17.8ft x 10.5ft)

With pvc bay window to the front elevation, radiator, T.V point.

DINING KITCHEN

5.44m x 2.25m (17.8ft x 7.4ft)

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built in oven with gas hob and chimney extractor hood above, concealed wall mounted gas central heating boiler, plumbing for washing machine and dishwasher, space for fridge freezer, radiator, 2 pvc windows and pvc door to the rear elevation.



1ST FLOOR LANDING

With built in cupboard.

BEDROOM 1

4.42m x 3.05m (14.5ft x 10ft)

With pvc window to the front elevation, radiator, access to roof space.

BEDROOM 2

2.65m x 2.51m (8.7ft x 8.2ft)

With pvc window to the rear elevation, radiator.

SHOWER ROOM

With shower enclosure and screen door, pedestal hand basin, low flush W.C, radiator, pvc window to the rear elevation.

OUTSIDE

To the front is a small concreted garden with low brick wall.

To the rear is a enclosed courtyard garden is concreted with faux lawn and garden shed, cold water tap.



TENURE

Freehold.

SERVICES

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.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2024/25 - £1442.67

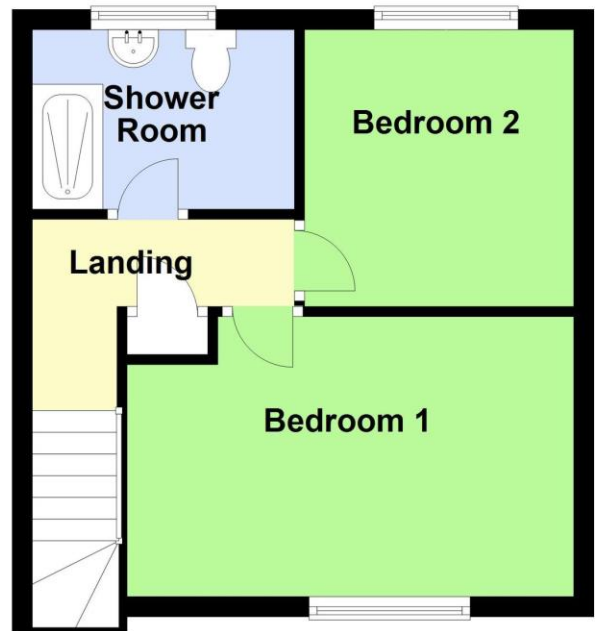
Ground Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.7 sq. feet)



Total area: approx. 62.6 sq. metres (674.2 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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