



18 Warwick Road,
Chapel St Leonards, PE24 5UL



£135,000

- NO CHAIN
- POPULAR SEASIDE VILLAGE
- GARDENS, DRIVE & GARAGE
- ELECTRIC HEATING
- PVC DOUBLE GLAZING
- CASH BUYERS ONLY (evidence of structural works required)
- EPC RATING E



NO CHAIN. POPULAR SEASIDE VILLAGE. A 2 Bedroom Detached Bungalow with gardens, drive and Garage. With Hall, Lounge, Kitchen and Bathroom. Pvc double glazing, electric heating. **CASH BUYERS ONLY** (evidence of structural works required). EPC Rating E

LOCATION

From our office follow Roman Bank northwards through Ingoldmells and turn right onto Trunch Lane to Chapel village centre. At the village green go straight over into Ancaster Avenue, left into Buckingham Drive, first right into Warwick Road.

ACCOMMODATION

ENTRANCE HALL

With pvc entrance door, built in cloaks cupboard housing the consumer unit, wall mounted electric heater, access to roof space, built in airing cupboard housing the hot water cylinder.

KITCHEN

10' 7" x 9' 8"

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, space for electric cooker, space and plumbing for washing machine, wall mounted electric heater, serving hatch to the Lounge, tiled floor, pvc window overlooking the rear garden and pvc door to the side elevation.



LOUNGE

15' 10" x 12' 9"

With wall mounted electric heater, electric fire in a brick surround, pvc sliding patio doors to the rear garden.

BEDROOM 1

14' 10" x 10' 8"

With pvc window to the front elevation, wall mounted electric heater, built in wardrobe.

BEDROOM 2

10' 8" x 8' 11"

With pvc window to the front elevation, wall mounted electric heater, built in wardrobe.

BATHROOM

7' 7" x 5' 6"

With bath with electric shower over, W.C, hand basin, heater towel radiator, wall mounted electric heater, opaque pvc window.

OUTSIDE

A concrete drive leads to the:-

GARAGE

With up and over vehicle door. The front garden is gravelled and a concrete path leads to the side entrance door. A further gated path opens to the rear garden which includes lawn and paved paths.

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 and accompanied by their personnel.



COUNCIL TAX

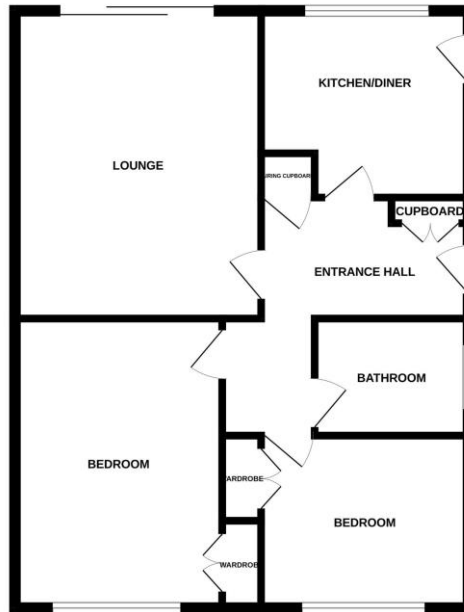
Charging Authority – East Lindsey District Council
Band B - 2022/23 - £1542.23

AGENTS NOTES

The agents hold on file a copy of a structural engineers report for inspection by prospective purchasers as there is evidence of cracking to the rear wall and north external walls of the property. Therefore the property may only be suited to cash buyers.

Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, the floor, windows, doors and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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