



19 High Street, Wainfleet,
Skegness, Lincs, PE24 5BN



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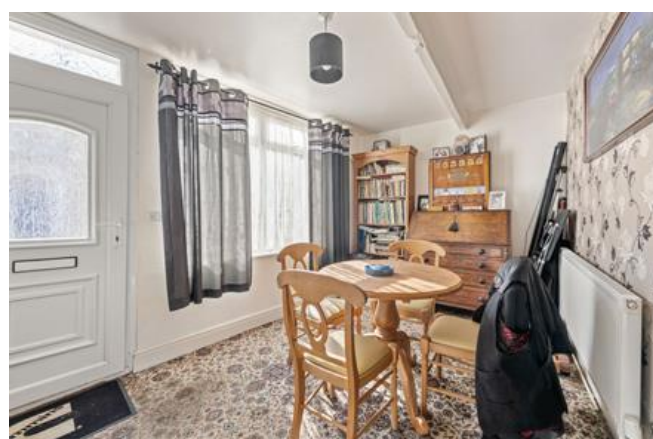
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£155,000

- NO CHAIN
- PLEASANT MARKET TOWN
- VIEWS OF THE RAILWAY & CHURCH
- DINING ROOM, LOUNGE & KITCHEN
- 3 BEDROOMS & BATHROOM
- ATTIC ROOM
- FREEHOLD
- EPC RATING D



NO CHAIN. A 3 Bedroom end of terrace house in a lovely location in the centre of this pleasant market town with views over the Railway Station signal box and the Church. The accommodation comprises Dining Room, Lounge & Kitchen to the ground floor with 3 Bedrooms and Bathroom to the 1st floor. EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

DINING ROOM 4.11m x 2.62m (13'6" x 8'7")

With pvc window to the front elevation, radiator, feature open fireplace with cast iron grate, steps down to the:-

LOUNGE 4.15m x 3.77m (13'7" x 12'5")

With pvc window to the side elevation, radiator, stairs to first floor, feature open fireplace with cast iron grate, electric storage heater, door to:-



KITCHEN 4.2m x 2.51m (13'10" x 8'2")

With base and wall units, worksurfaces with tiled splashbacks, built in high level oven, inset electric hob, sink unit with mixer tap over, plumbing for washing machine, space for fridge freezer, tiled floor, pvc window to the side elevation overlooking the signal box and further pvc window and door to the side alleyway.

FIRST FLOOR LANDING

With radiator, ladder access to:-

ATTIC ROOM

BEDROOM 1 4.12m x 2.81m (13'6" x 9'2")

With pvc windows to the front and side elevations, radiator.

BEDROOM 2 3.89m x 2.62m (12'10" x 8'7")

With pvc window to the side elevation, radiator, electric storage heater.

BEDROOM 3 4.18m x 2.67m (13'8" x 8'10")

With single glazed wooden window to the rear, electric storage heater.

BATHROOM 3.36m x 2.5m (11'0" x 8'2")

With corner bath, shower enclosure with Triton electric shower, W.C, pedestal hand basin, built in cupboard, radiator, tiled floor, opaque pvc window to the side elevation.

OUTSIDE

No 19 has a right of way under the archway to access the rear entrance.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via a mixture of oil fired central heating, electric night storage heaters and solid fuel.

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 - £1424.97

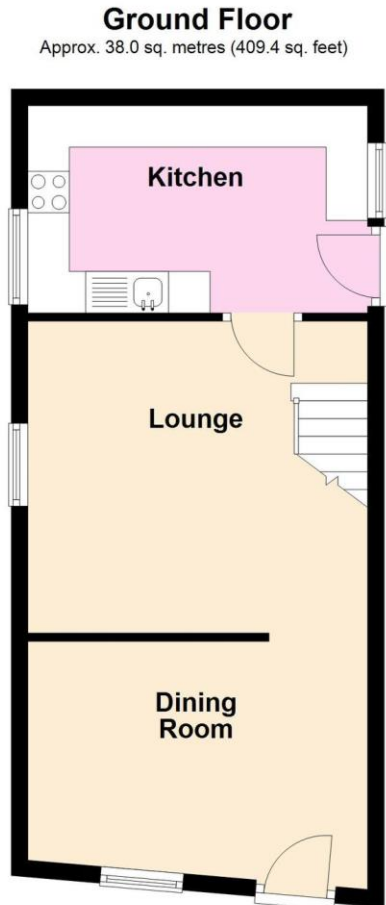
AGENTS NOTES

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.







Total area: approx. 88.6 sq. metres (953.5 sq. feet)

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