



3 Clarendon Road, Skegness

£70,000



Willsons
SINCE 1842

3 Clarendon Road
Skegness
Lincolnshire, PE25 2EY

"AGENT'S COMMENTS"

**** For Sale by Online Auction *** Starting Bid of
£70,000 (terms & conditions apply).*

*NO ONWARD CHAIN. A spacious purpose built 2
bedroom first floor flat with an allocated parking space
to rear in this close to edge of town location. The
accommodation comprises: private entrance door with
stairs to the first floor, lounge, kitchen, refitted
bathroom and 2 bedrooms. The property benefits from
Upvc double glazing, gas central heating. The flat is
Leasehold with 956 years remaining on the lease.*

LOCATION

*Skegness is a seaside resort with sandy beaches. It has primary
and secondary schools including a grammar and colleges. There
are a range of shops both national and local independents and
several supermarkets. Skegness also has a hospital, doctor's and
dentist's surgeries and leisure facilities including swimming pools,
cinema, theatre and golf courses. There are a range of pubs and
restaurants as well as takeaways of course one being fish and
chips. Bus services run along the coast and also to Boston approx.
22 miles south west and to Lincoln approx. 43 miles west. Skegness
is located at the end of the railway line to Nottingham.*



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Accommodation

Entrance Lobby

With Upvc exterior door opening to the rear car park, consumer unit, stairs to the first floor.

First Floor Landing

With Upvc double glazed window, radiator, storage cupboard, loft hatch.

Lounge

15'7" x 11'10" (4.75m x 3.61m)

Upvc double glazed window to front, radiator, fireplace, TV point, door to:

Kitchen

9'7" x 7'1" (2.92m x 2.16m)

Equipped with a range of wall and base units with worksurfaces with stainless steel single drainer sink and splash-back tiling, space and plumbing for washing machine, gas oven with extractor fan over, Upvc double glazed window to front, wall mounted Worcester gas fired central heating boiler.

Bathroom

6'5" x 6'4" (1.96m x 1.93m)

Comprising bath with direct shower over, vanity wash hand basin with cupboards under, wc, extractor fan, mermaid style boarding to walls, radiator, Upvc double glazed window, extractor fan.

Bedroom 1

14' x 9'10" (4.27m x 3.00m)

Upvc double glazed window to rear, radiator.

Bedroom 2

10'2" x 8'3" (3.10m x 2.51m)

Upvc double glazed window to rear, radiator.

Exterior

To the rear of the building is a carpark for the four flats on which there is an allocated parking space.

Tenure & Possession

The property is Leasehold for a term of 999 years from 1st July 1980 with a term of 956 years remaining.

Services

We understand that mains electricity, gas, water and drainage are connected to the property.

Local Authority

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of 75 C. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0312-3931-3200-5107-0200.

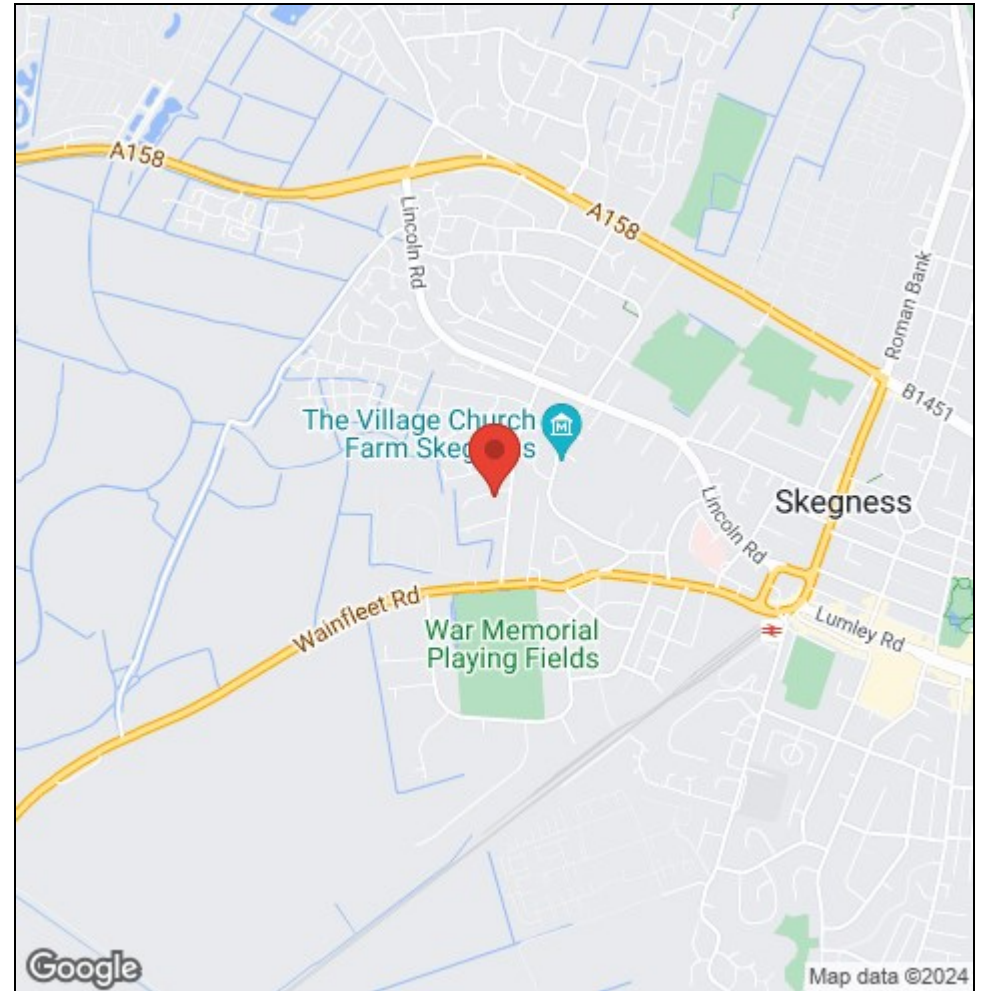
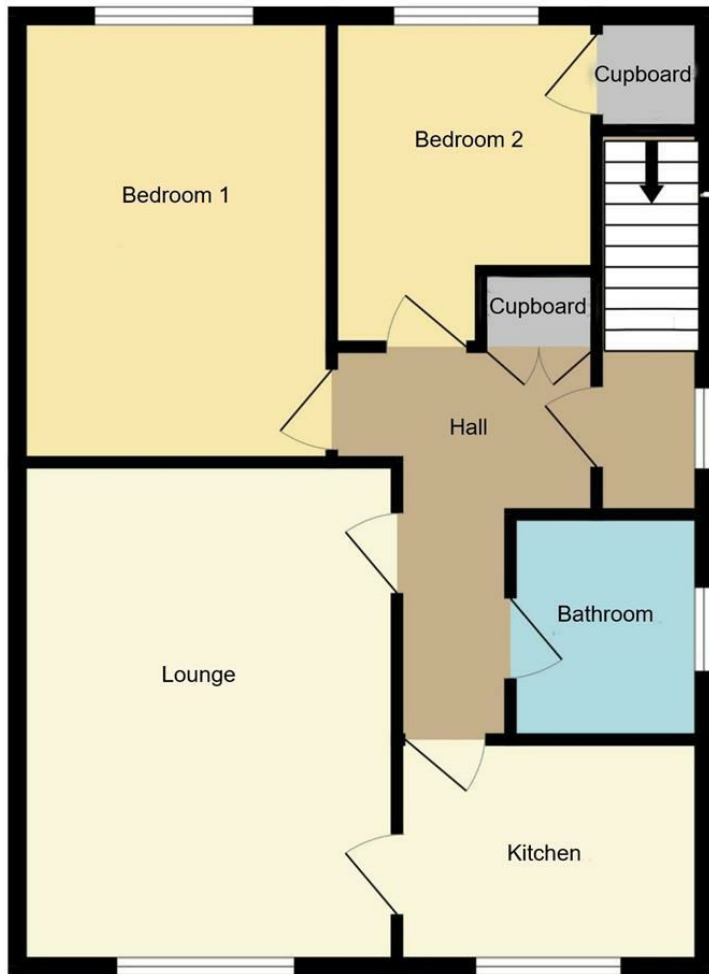
Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

Directions

Proceed south out of Skegness on the A52 Boston Road turning right opposite the football stadium into Queens Road and then left into Clarendon Road whereupon the property will be found on the left hand side.





FLOORPLAN Not to scale – For identification purposes only

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

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

