



10, Cavendish Road, Skegness

£125,000 Auction Guide



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Willsons
— SINCE 1842 —

10, Cavendish Road,
, Skegness,
Lincolnshire, PE25 2QU

"AGENT'S COMMENTS"

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000****

A spacious detached house having 3 bedrooms, conveniently situated for the centre of this popular coastal resort town. The accommodation comprises: reception hall, lounge, dining room, kitchen, cloakroom, 3 first floor bedrooms and shower room. The property benefits from Upvc double glazed windows and doors, gas fired central heating, rear garden with store.

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary & 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 surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which 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



Willsons
SINCE 1842

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Accommodation

Upvc double glazed front entrance door opens into:

Reception Hall

With modern stylish radiator, inset ceiling spotlights, laminate effect flooring, stairs to the first floor.

Lounge

12'2" x 12'2" max (3.71m x 3.71m max)

Upvc double glazed bay window to front, radiator, feature brick fireplace with matching upstands and arched recesses, inset gas fire with back boiler.

Dining Room

12' x 12'1" max (3.66m x 3.68m max)

Upvc double glazed window to rear, radiator, fireplace with reclaimed mantle and inset wood burning stove, door to rear lobby and stairs, further door to:

Kitchen

10'8" x 4'10" (3.25m x 1.47m)

Having a range of wall and base units with under-lighting, worksurfaces incorporating stainless steel single drainer sink and mixer tap, gas fired oven with 4 ring hob with chimney hood over, tiled floor with electric underfloor heating, Upvc double glazed window to side, inset ceiling spotlights, folding door to:

Utility Area

5'8" x 5'1" (1.73m x 1.55m)

With exterior Upvc double glazed door, plumbing for washing machine and dryer, further appliance space, tiled floor with electric underfloor heating.

Cloakroom

5' x 3' (1.52m x 0.91m)

Having a stainless steel wc, wash hand basin with cupboard below, tiled floor with underfloor electric heating, Upvc double glazed window to rear.

Rear Lobby

With Upvc double glazed rear exterior door, stairs to the first floor landing.

First Floor Galleried Landing

With Upvc double glazed window to side, radiator, 2 uplighters, loft hatch.

Bedroom 1

12'1 / 11' x 8'1" (3.68m / 3.35m x 2.46m)

Upvc double glazed window to rear, radiator, 2 wall lights, ceiling fan/light, built-in wardrobe.

Bedroom 2

12'1" / 11' x 8'2" (3.68m / 3.35m x 2.49m)

Upvc double glazed window to front, radiator, modern multi-bulb ceiling light fitting.

Bedroom 3

7'5" x 7' (2.26m x 2.13m)

Upvc double glazed window to front, radiator, built-in wardrobe, ceiling fan/light.

Shower Room

6'10" x 6'10" (2.08m x 2.08m)

Equipped with a shower cubicle with direct shower, wc, wash hand basin with cupboard below, tiled walls, stylish upright radiator, extractor fan, inset ceiling spotlights, Upvc double glazed window to rear.

Exterior

Having a brick wall to the front with pedestrian access to the concreted front garden and front entrance door and a side hand gate opening onto the concreted path leading to the rear garden which has paved patio, lawn, raised brick bbq and a garden store being of concrete block construction with single glazed windows, flat felt roof and wooden door.

Auctioneers Comments

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

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

Local Authority

Council Tax Band 'B' 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 32F. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 2240-3932-8209-5007-5200.

Viewing

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

Directions

Proceed north from the one way system on Roman Bank turning left into Grosvenor Road and immediately right into Cavendish Road whereupon the property will be found on the right hand side.

What 3 Words

sweep.lost.doll



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.

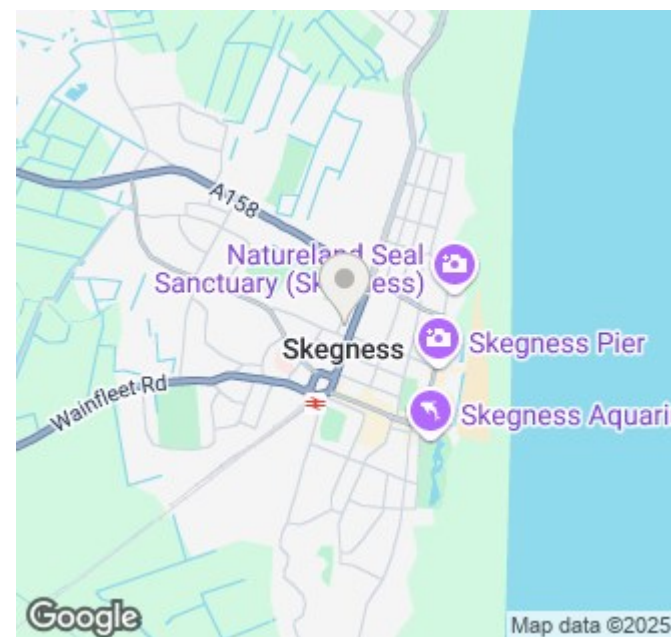


TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.



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