



Willsons

12, Nelson Close, Skegness

£130,000



Willsons
SINCE 1842

12, Nelson Close,
, Skegness,
Lincolnshire, PE25 1TA

"AGENT'S COMMENTS"

A mid-terraced bungalow being situated in this residential cul-de-sac located towards the outskirts of town in the Beacon Park residential development in the popular coastal resort town of Skegness. Comprising: Reception hall, lounge into kitchen and conservatory, double bedroom and bathroom. Gas fired central heating to radiators, Upvc double glazed windows, doors and conservatory. Low maintenance front garden. Lawned rear garden. Parking for 1 vehicle. NO ONWARD CHAIN.

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.



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16 Alghita Road, Skegness, Lincolnshire, PE25 2AG
T.01754 896100 | E skegness@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Accommodation

A recessed entrance porch over the Upvc double glazed entrance door opens into the:

Reception Hall

With radiator, laminate effect floor and built-in airing cupboard housing the gas fired central heating boiler and shelving.

Lounge

15'8" x 11'4" (4.78m x 3.45m)

Upvc double glazed rear window and Upvc double glazed sliding patio doors into the conservatory, electric fire in a decorative surround., radiator, laminate effect flooring, opening into the:

Kitchen

9' x 6'5" (2.74m x 1.96m)

Equipped with a range of wall and base units with worksurfaces having tiled splash-backs, glazed display units, integrated electric oven with 4 ring hob and extractor hood over, stainless single drainer sink with mixer tap, space and plumbing for washing machine, appliance space, vinyl floor.

Conservatory

8'4" x 7'3" (2.54m x 2.21m)

Of Upvc double glazed construction with laminate effect floor and polycarbonate roof, Upvc double glazed door to rear garden, laminate effect floor.

Bedroom

11'8" x 9'10" (3.56m x 3.00m)

Upvc double glazed window to front, radiator, recessed storage cupboard with shelving.

Bathroom

6'8" x 5'5" (2.03m x 1.65m)

Comprising bath with mixer showerhead over and screen, wc, wash hand basin, tiled splash-backs, extractor fan, radiator.

Exterior, Parking And Rights Of Way.

To the front of the property the garden is gravelled for lower maintenance, it should be noted that Nos. 10 and 11 have both vehicular and pedestrian rights of way over the front garden onto their properties and no vehicle can be parked on the front which will impede this right of way, there is a single parking space for No. 12 to the far right hand side of the car parking area and a vehicular and pedestrian right of way over the drive of No. 13. A pedestrian access runs from this parking space behind No. 13's rear garden leading to a gate which opens onto the rear garden of No. 12.

Rear Garden

Comprising lawn with paved patio area and path, gravelled borders and a metal garden shed.

Tenure, Possession and Plan.

The property is Freehold with vacant possession upon completion. A plan showing the rights of way over this and the adjoining property is available from the selling agents. Attached is a plan of the property showing the boundaries of No. 12 outlined in red, this also includes the footpath to the rear of No. 13 and the car parking space. It should be noted that the property on the ground varies from the title deeds plan in respect of the car parking space. We are offering for sale the property as it is on the attached plan and the vendors solicitors shall be amending the title Deeds plan accordingly.

Services

We understand that mains gas, electricity, 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 72 C. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0055-3038-2206-3604-7200..

Viewing

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

Directions

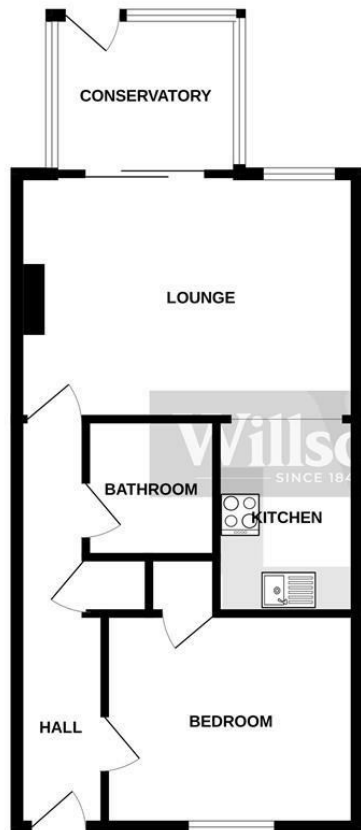
Proceed north along Roman Bank turning left at the traffic lights onto Lincoln Road (A158) turning right at the fire station into Churchill Avenue and left into Beacon Park Drive, proceed along Beacon Park Drive turning right into Portland Drive and left into Dowsing Way then second right into Nelson Close where the property will be found on the right hand side.

What 3 Words

retiring.shady.informer



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

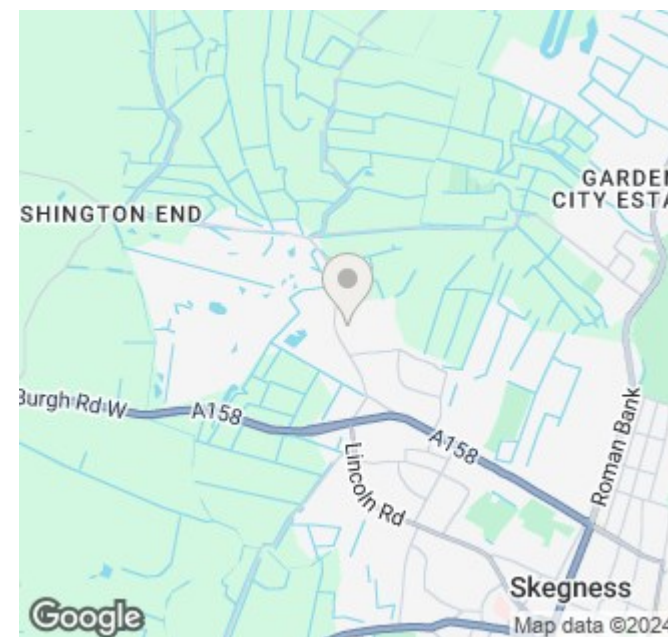


TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.

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.

