



99, Burgh Road, Skegness

£210,000



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Willsons
— SINCE 1842 —

99, Burgh Road,
, Skegness,
Lincolnshire, PE25 2RW

"AGENT'S COMMENTS"

A traditional detached house within easy reach the local schools, shops and doctors located in the popular coastal resort of Skegness. This dwelling offers ample accommodation having two reception rooms, two bathrooms, utility, conservatory, garage and having no onward chain. The property would benefit from a scheme of updating for modern family living.

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

Accommodation

A pair of Upvc double glazed front entrance doors open into:

Storm Porch

5'10" x 2' (1.78m x 0.61m)

With inner single glazed door and side screens opening into:

Entrance Hall

13'2" x 5'10" (4.01m x 1.78m)

Having storage heater, stairs to the first floor with cupboard under housing the electric fuse box, door to:

Side Porch-Conservatory

15'6" x 6' (4.72m x 1.83m)

Being Upvc double glazed construction on a brick base with polycarbonate roof.

Lounge

14'0" x 12'0" max. (4.27m x 3.66m max.)

Upvc double glazed front bay window, storage heater and bi-folding wooden doors into:

Dining Room

13'4" x 10'5" (4.06m x 3.18m)

Having marble fireplace with wooden surround with living flame gas fire, Upvc double glazed rear bay window and storage heater.

Kitchen

14'1" x 8'10"/6'11" (4.29m x 2.69m/2.11m)

Equipped with wall and base units with worksurfaces incorporating stainless steel double drainer sink with mixer tap, 4 ring gas hob with gas grill over, integrated electric oven, splash-back tiling, space and plumbing for washing machine, space for fridge, breakfast bar with storage heater below, 3 Upvc double glazed side windows, full height storage cupboard with shelves, extractor fan.

Utility

5'7" x 4'7" (1.70m x 1.40m)

Having base cupboards with worksurface over, tiled floor, Upvc double glazed side window and rear door.

Ground Floor Bathroom

7'4" x 4'2" (2.24m x 1.27m)

Equipped with a coloured suite of corner bath with electric shower over, wash hand basin, wc, electric radiator and Upvc double glazed side and rear windows.

First Floor Landing

Being galleried with Upvc double glazed side window and loft hatch with pull down ladder.

Bedroom 1

12'0" x 9'11" max. (3.66m x 3.02m max.)

Upvc double glazed front window, storage heater and built in wardrobes.

Bedroom 2

8'2" x 8' (2.49m x 2.44m)

Upvc double glazed front window and built-in single wardrobe.

Bedroom 3

12'0" x 10'9" max. (3.66m x 3.28m max.)

Upvc double glazed rear window and built in wardrobes. Note: The gas fire is obsolete and requires removal by a qualified engineer.

Bathroom

7' x 5'6" (2.13m x 1.68m)

Equipped with panelled bath with direct shower over, wash hand basin, tiled walls, Upvc double glazed rear window, electric heated towel rail and wall mounted heater and airing cupboard housing the hot water cylinder.

Separate WC

4'3" x 2'9" (1.30m x 0.84m)

Having high-flush wc and Upvc double glazed side window.

Exterior

Having a low maintenance front garden with slabbed paths and a front brick wall with hand gate onto Burgh Road. The side garden comprises shrubs and beds leading round to the larger rear garden having patio areas, gravelled beds and paths and assorted mature shrubs. Across the rear of the garden is the

Garage

29' x 10' (8.84m x 3.05m)

Having concrete sectional walls with asbestos sheeted roof with an iron frame, concreted floor, power, wooden side personal door and a remote controlled up and over front door which opens onto Albany way.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water, gas and drainage are connected to the property. The property has partial electric storage heating.

Local Authority

Council Tax Band 'C' 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 21F. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 2434-7229-6409-0478-4292.

Viewing

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

What3words

Jams.tonight.shatters

Directions

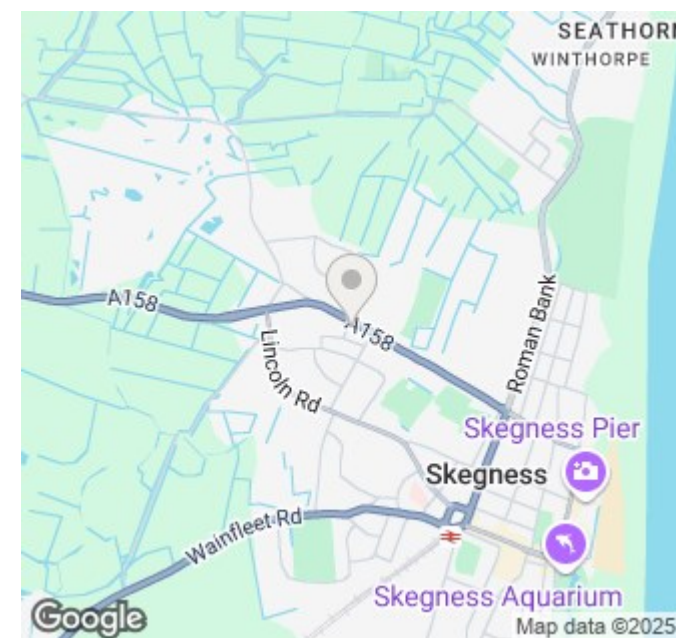
Proceed north along Roman Bank turning left at the traffic lights into Burgh Road (A158) turning left after the Churchill fuel station into Lyndhurst Avenue, right into Albany Road and right again into Albany Way, the rear of the property and the garage will be found on the right hand side of Albany Way just before the road bends to the left.





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.

