



78b High Street, Wainfleet, Skegness, PE24 4BH

NO CHAIN | VILLAGE CENTRE | CLOSE TO BUSES, SHOPS & TRAINS | A DECEPTIVE SIZED 2 BEDROOM CHARACTER PROPERTY | LARGE LOUNGE, DINING ROOM, BREAKFAST KITCHEN, BATHROOM WITH SHOWER | REAR YARD, MODERN ELECTRIC HEATING, MAJORITY PVC DOUBLE GLAZING | WELL WORTH VIEWING | EPC RATING E

Asking Price: £107,500

HUNTERS®
HERE TO GET *you* THERE

turner evans stevens

NO CHAIN. VILLAGE CENTRE. CLOSE TO BUSES, SHOPS & TRAINS. A DECEPTIVE SIZED 2 BEDROOM CHARACTER PROPERTY With large Lounge, Dining Room, Breakfast Kitchen, Bathroom with Shower, rear Yard, modern electric heating, majority pvc double glazing. Well worth viewing. EPC Rating E

LOCATION

Wainfleet is a popular small market town approximately 5 miles to the south west of Skegness and within easy driving distance of the coast and picturesque Lincolnshire Wolds with historic market towns. Wainfleet is well served by bus and rail and the property lies in the village centre convenient for all amenities in the conservation area.

From Hunters Turner Evans Stevens office follow Roman Bank southwards through Lumley Square and into the A52 Wainfleet Road and after approximately 5 miles take the first turning right to the centre of Wainfleet, through the Market Place and right into High Street and number 78 lies on right hand side.

ACCOMMODATION

LOUNGE

5.87m (19' 3") x 4.19m (13' 9") maximum overall including stairs

With windows and splayed entrance door, 2 radiators, built in cupboard with electric meters and fuses (inspected 15.07.2019), stairs leading off, downlights to the ceiling and tiled floor leading through the ground floor.



DINING ROOM

2.90m (9' 6") x 3.76m (12' 4")

With windows to the front elevation, radiator, high level T.V aerial point.



BREAKFAST KITCHEN

Being partly open plan to the Lounge with breakfast bar and matching worksurfaces, base and wall cupboards, tiled splashbacks, stainless steel sink unit, built under oven and grill, 4 ring electric hob with stainless steel cooker hood above, space for fridge, radiator, extractor, pvc window and pvc door to the rear yard.



BATHROOM

2.16m (7' 1") x 2.11m (6' 11")

With bath in a tiled surround and Triton electric shower over, hand basin, W.C, opaque pvc window, extractor, tiled floor.





BEDROOM 1

4.44m (14' 7") x 3.05m (10' 0")

With pvc window to the front elevation, radiator, range of deep built in cupboards to the eaves roof space providing lots of storage, feature exposed brickwork.



BEDROOM 2

4.72m (15' 6") x 2.08m (6' 10")

With pvc windows to the front elevation, radiator, deep built in cupboard to the eaves roof space with insulated hot water cylinder and Trianco Aztec electric central heating boiler.



OUTSIDE

To the rear is a yard area with space to sit, space for bins and pedestrian access leads across the back of 78 and 78a High Street.



TENURE

We believe this property to be Freehold. All interested parties are advised to make their own enquires.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

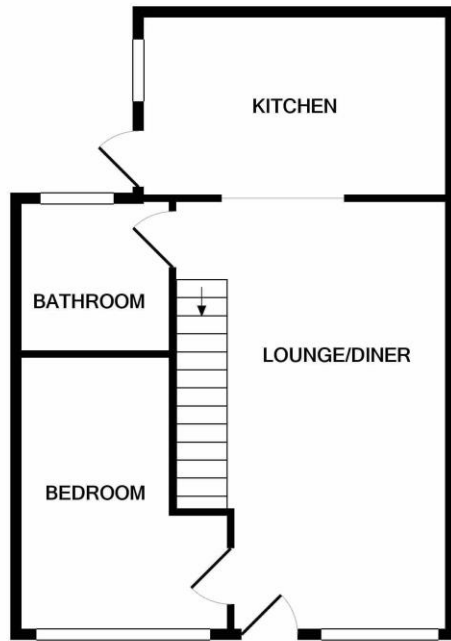
VIEWING

By prior appointment with Hunters Turner Evans Stevens office in Skegness and accompanied by their personnel.

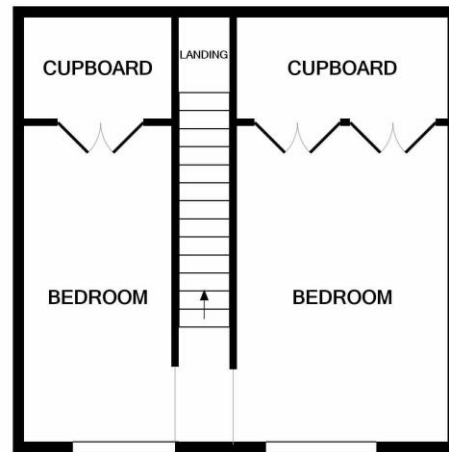
OPENING HOURS

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.30pm

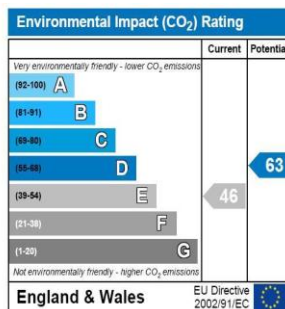
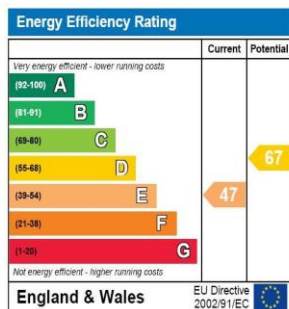


GROUND FLOOR



1ST FLOOR

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. 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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.