



## 47 Dorothy Avenue, Skegness, Lincs, PE25 2BZ

RESIDENTIAL INVESTMENT | GOOD RENTAL INCOME |

5 MODERN STUDIO FLATS | CLOSE TO TOWN CENTRE |

ALL WITH PVC DOUBLE GLAZING, ELECTRIC HEATING, ELECTRIC SUB METER |

LARGE LOW MAINTENANCE YARD TO THE REAR, REAR ACCESS |

EPC RATING D & E |

**Asking Price: £220,000**

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**HUNTERS®**  
HERE TO GET *you* THERE

turner evans stevens

RESIDENTIAL INVESTMENT. GOOD RENTAL INCOME. 5 MODERN STUDIO FLATS. CLOSE TO TOWN CENTRE. ALL WITH PVC DOUBLE GLAZING, ELECTRIC HEATING, ELECTRIC SUB METER. LARGE LOW MAINTENANCE YARD TO THE REAR, REAR ACCESS. EPC RATING

#### **LOCATION**

Dorothy Avenue lies parallel with Roman Bank, close to the town centre.

#### **ACCOMMODATION**

#### **HALL**

With pvc door, fire alarm panel.

#### **ROOM 1**

4.42m (14' 6") / 3.76m (12' 4") / 4.14m (13' 7")

With, pvc bay window to the front elevation, electric fuses, card meter, electric panel heater.

#### **SHOWER ROOM**

1.65m (5' 5") x 1.68m (5' 6")

With shower enclosure, W.C, hand basin, heater.

#### **KITCHEN**

3.71m (12' 2") x 1.75m (5' 9") including chimney breast

With base and wall cupboards, cooker, hob and cooker hood, appliance spaces, heater, pvc window and pvc door.

#### **ROOM 2**

#### **HALL**

With intercom and plumbing, electric fuses and card meter.

#### **SHOWER ROOM**

1.93m (6' 4") x 1.65m (5' 5")

With shower enclosure, W.C, hand basin, extractor, heater.

#### **BEDROOM/ LIVING ROOM & KITCHEN**

6.10m (20' 0")x 3.56m (11' 8")

With 3 pvc windows, heater, modern base and wall cupboards, cooker with cooker hood above, appliance space.

#### **FIRST FLOOR LANDING**

#### **ROOM 3**

#### **BEDROOM/ LIVING ROOM & KITCHEN**

5.18m (17' 0")x 3.56m (11' 8")

With 2 pvc windows, kitchenette, electric panel heater, cooker and cooker hood, intercom.

#### **SHOWER ROOM**

2.08m (6' 10") x 1.73m (5' 8")

With shower enclosure, W.C, hand basin, pvc window, heater.

#### **2ND FLOOR LANDING**

With Dimplex Quantum heater

#### **ROOM 4**

5.16m (16' 11") x 3.28m (10' 9") plus 2.16m (7' 1") x 2.69m (8' 10") plus bay

With heater, pvc window to the front elevation, recessed wardrobe, electric fuses and card meter.

#### **SHOWER ROOM**

3.18m (10' 5") x 1.19m (3' 11") plus 1.70m (5' 7") x 1.22m (4' 0")

With pvc window, W.C, hand basin, shower enclosure, heated vertical towel radiator, extractor,

#### **3RD FLOOR LANDING**

With Velux skylight window.

#### **ROOM 5**

2.72m (8' 11") x 2.34m (7' 8") maximum

With Velux window, Futura heater, coin meter and electric fuses, open plan with

#### **MAIN AREA**

2.64m (8' 8") / 3.02m (9' 11") x 5.08m (16' 8") wide

With pvc window to the front elevation, Futura wall heater. Kitchenette with electric cooker etc.

#### **SHOWER ROOM**

2.69m (8' 10") x 1.12m (3' 8") average

With tiled shower, hand basin, W.C, extractor.

#### **OUTSIDE**

To the rear is a gravelled yard, fencing and gate to the rear road.

## 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

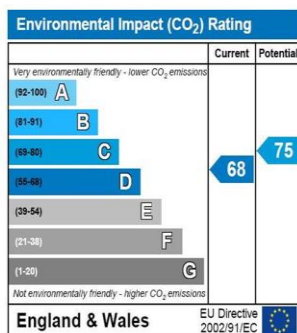
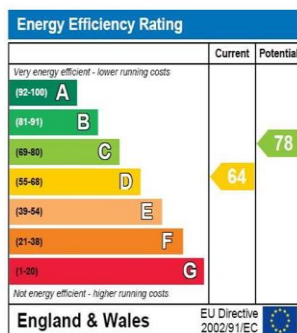
By prior appointment with Hunters Turner Evans Stevens office in Skegness.

## RENTAL INCOME

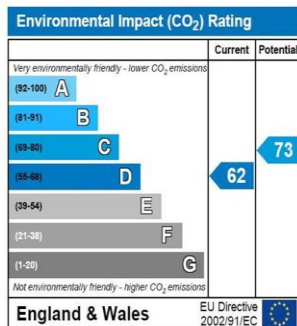
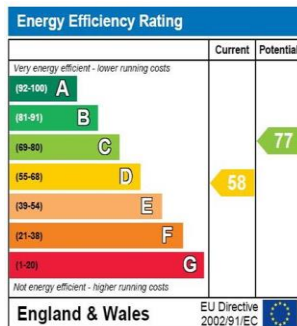
Available on request.

## ENERGY PERFORMANCE RATING

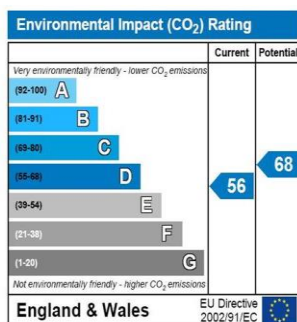
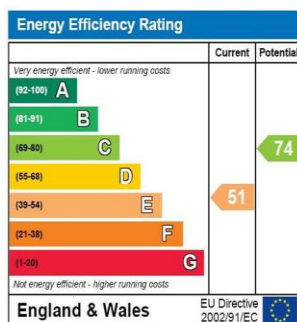
### FLAT 1



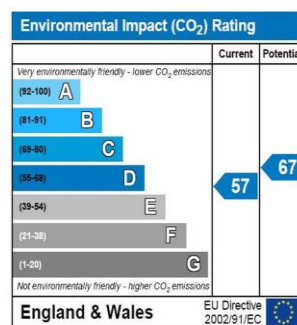
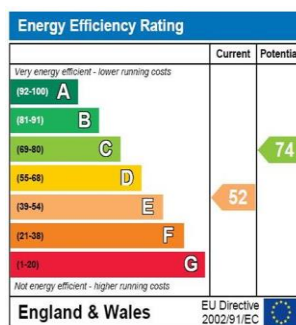
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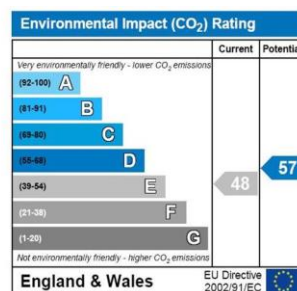
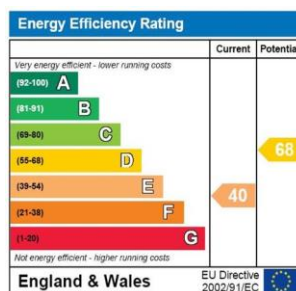
### FLAT 3



### FLAT 4



### FLAT 5



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.

## OPENING HOURS

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.30pm

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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.