



43 Ramsay Close

Skegness, Skegness

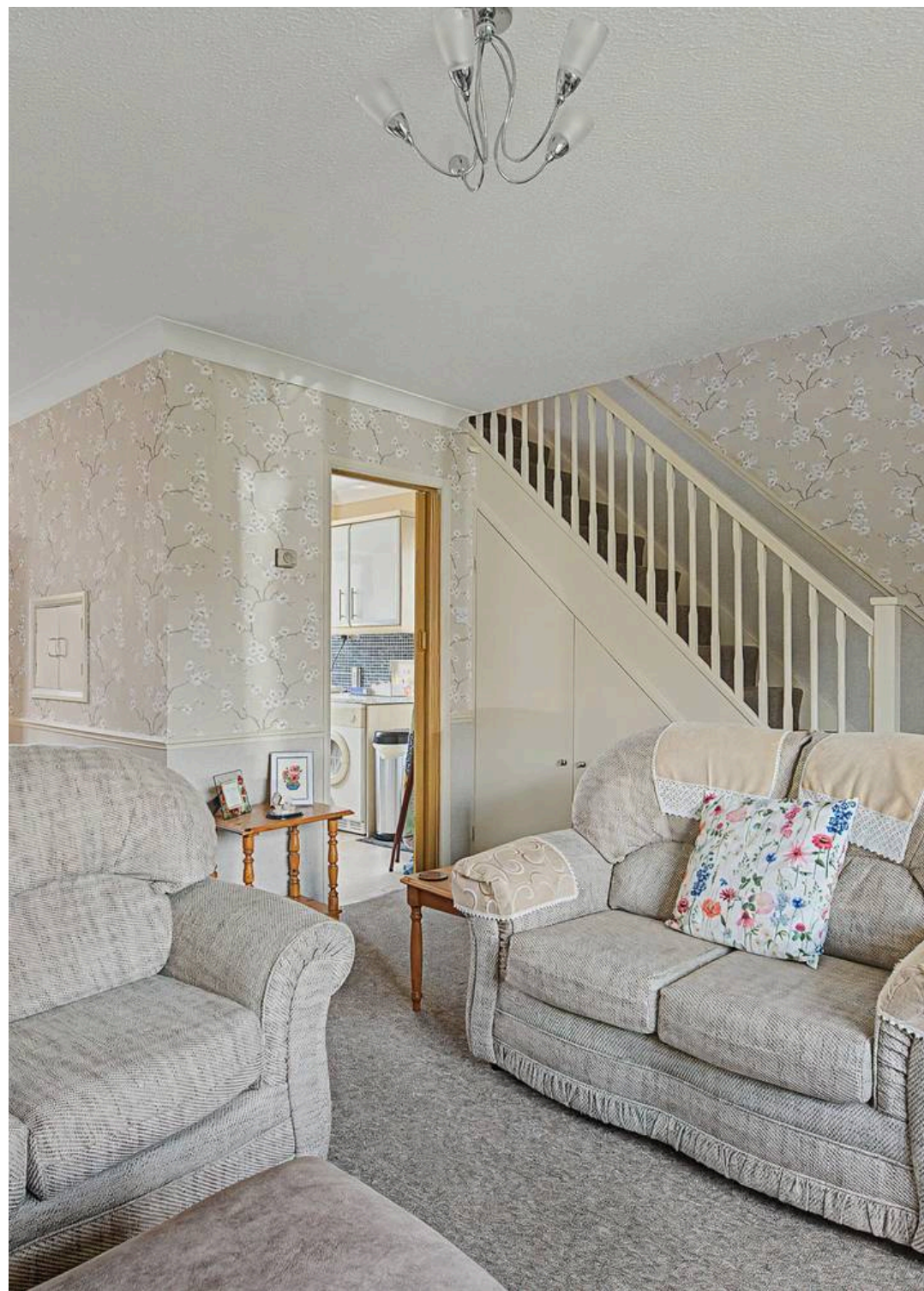
NO CHAIN. A 3 Bedroom semi-detached house situated on the popular Seacroft Fields Estate being conveniently located for the town centre, beach and Richmond Primary School. The accommodation comprises Entrance Porch with W.C, Lounge Diner, Kitchen, 3 Bedrooms and Bathroom. The front garden is lawned with a driveway leading to a detached Garage and the rear garden has been set out for lower maintenance. EPC Rating D

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





ENTRANCE PORCH

With a pvc entrance door, radiator, door to the Lounge and door to:-

W.C

With opaque pvc window to the front elevation, W.C, hand basin, radiator.

LOUNGE & DINING ROOM

Lounge area

16' 4" x 13' 7" (4.98m x 4.15m)

With pvc window to the front elevation, radiator, decorative fireplace with inset coal effect fire, radiator, stairs to the first floor.

Dining area

10' 0" x 7' 10" (3.05m x 2.40m)

With pvc window to the rear elevation, radiator, serving hatch to the kitchen.

KITCHEN

9' 6" x 8' 0" (2.90m x 2.44m)

With base and wall units, worksurfaces with tiled splashbacks, built under oven with 4 ring gas hob above, plumbing for washing machine, space for dryer, wall mounted gas central heating boiler, tiled floor, pvc window to the rear elevation, pvc door to the side elevation.



1ST FLOOR LANDING

With pvc window to the side elevation, access to roof space, built in airing cupboard housing the hot water cylinder fitted with immersion heater.

BEDROOM 1

12' 5" x 8' 10" (3.78m x 2.68m)

With pvc window to the front elevation, radiator.

BEDROOM 2

11' 2" x 9' 6" (3.40m x 2.90m)

With pvc window to the rear elevation, radiator.

BEDROOM 3

8' 10" x 7' 4" (2.69m x 2.23m)

With pvc window to the front elevation, radiator, bulkhead over the stairs.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.67m)

With panelled bath with Triton shower over, pedestal hand basin, tiled walls, W.C, radiator, opaque pvc window to the rear elevation.

OUTSIDE

To the front is a lawned garden with path to the front door. A driveway to the side leads to the:-

GARAGE

17' 5" x 9' 9" (5.31m x 2.97m)

With up and over vehicle door, light and power connected, pvc window and door to the rear garden. The enclosed rear garden is set out for lower maintenance with gravelled and paved areas, walled paved patio seating area and timber shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. 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 Newton Fallowell office in Skegness.

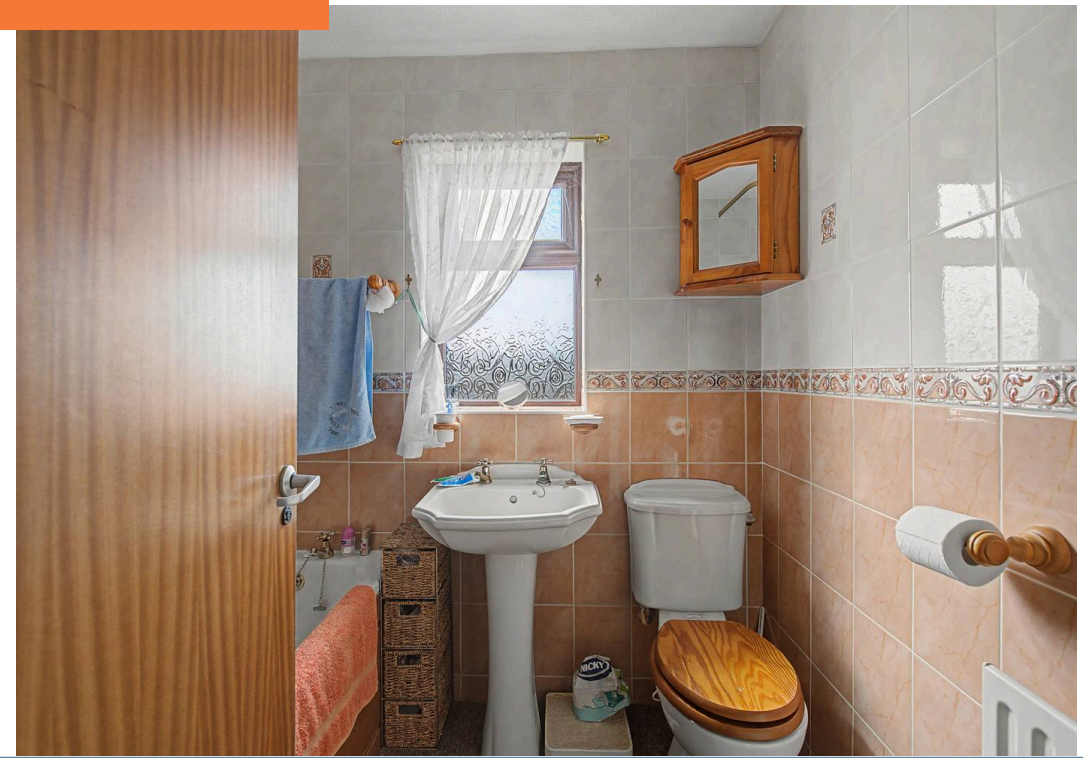
COUNCIL TAX

Charging Authority – East Lindsey District Council Band B - 2025/26 - £1,743.37





 NEWTON FALLOWELL





ANTI-MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks IS £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

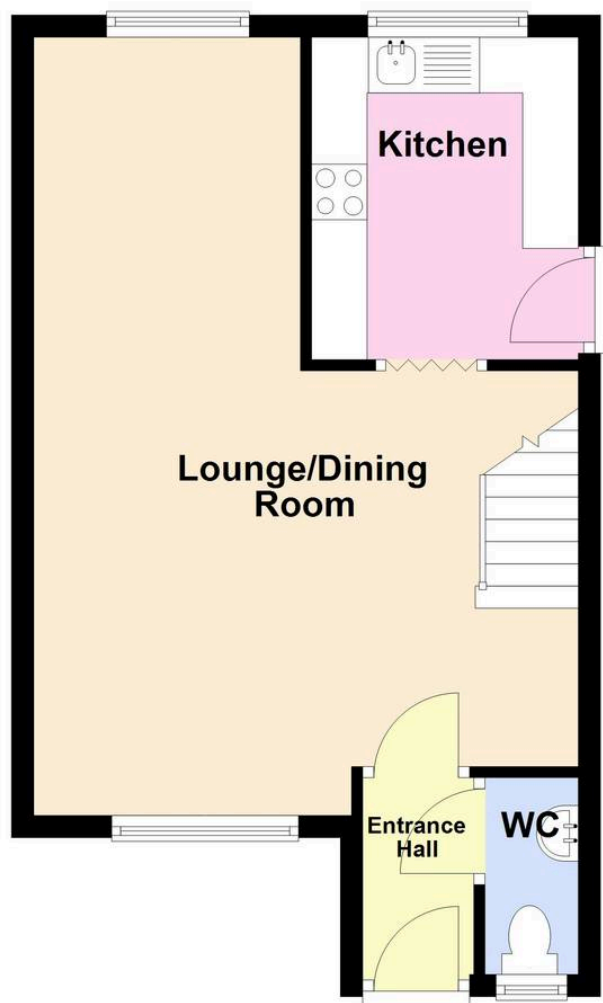


 **NEWTON FALLOWELL**



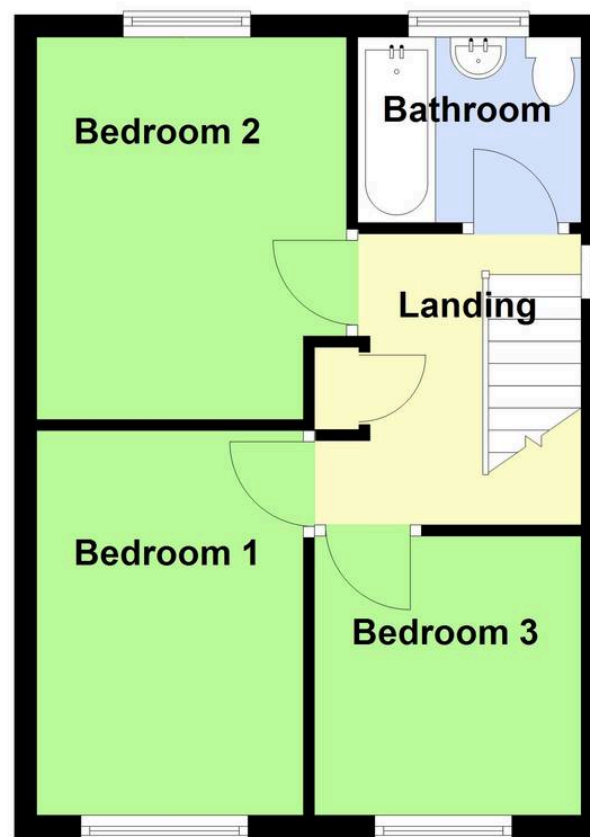
Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 72.5 sq. metres (780.4 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

