NEWTON FALLOWELL

23 Chapman Avenue, Burgh Le Marsh - PE24 5LY

£198,000

23 Chapman Avenue

Burgh Le Marsh, Skegness

No Chain. A 2 bedroom bungalow situated in a great location within easy walking distance to the centre of this popular village. The accommodation comprises enclosed Porch, Hallway, 19ft Lounge, fitted Kitchen and Shower Room. The property benefits from gas central heating, driveway leading to a Garage, lawned garden to the front and a pretty tiered garden to the rear. EPC Rating D

Council Tax band: B

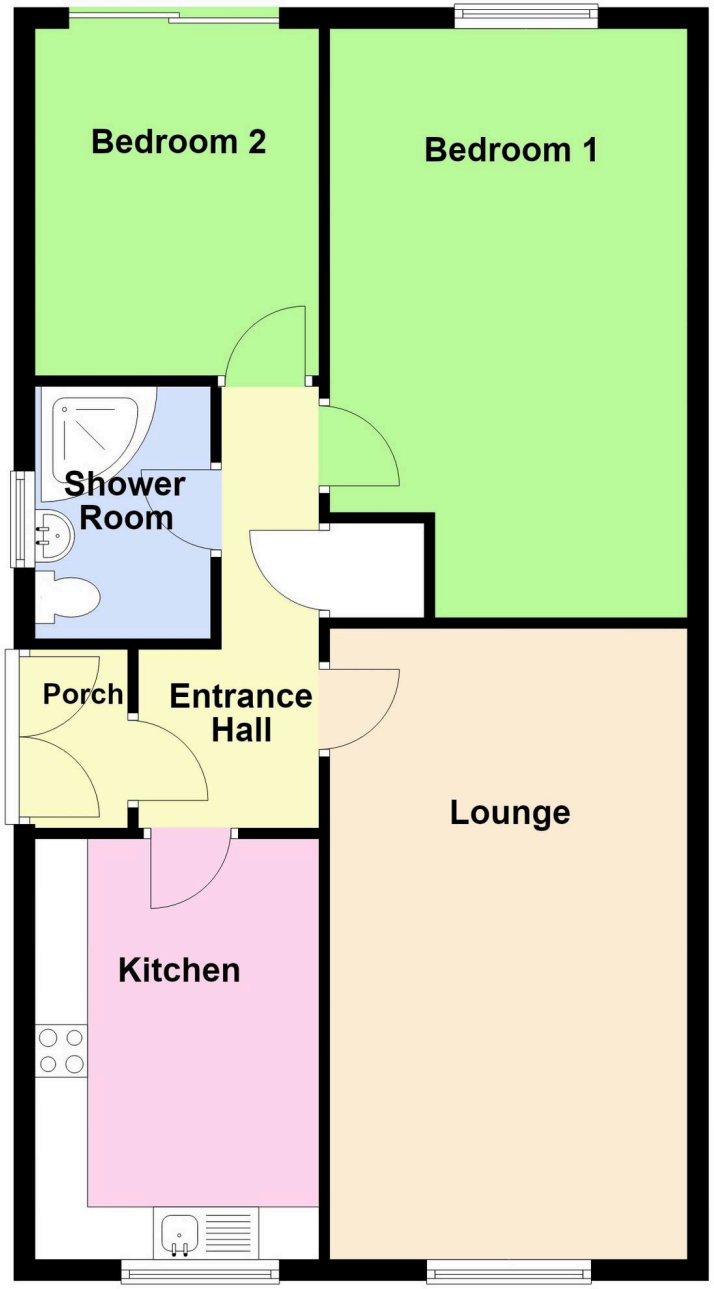
Tenure: Freehold

EPC Energy Efficiency Rating: D

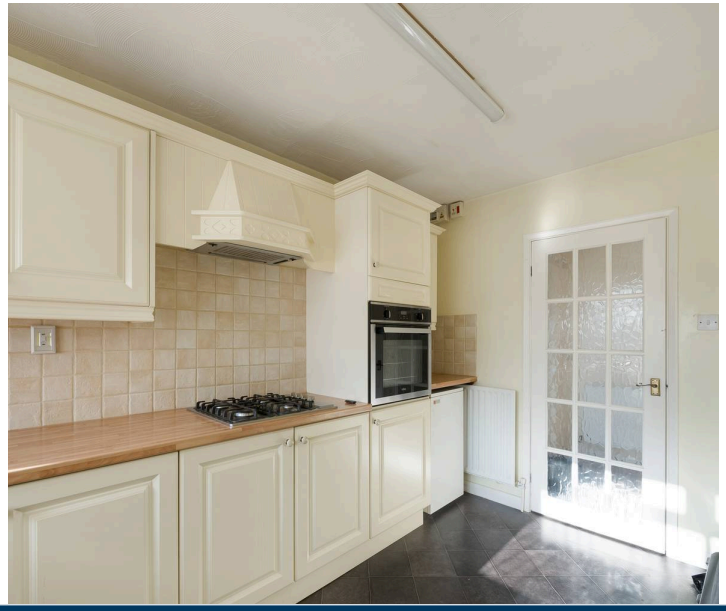
NEWTON FALLOWELL

Ground Floor

Approx. 71.3 sq. metres (767.9 sq. feet)



Total area: approx. 71.3 sq. metres (767.9 sq. feet)



ACCOMMODATION
Entrance is on the side elevation via an:-

ENCLOSED PORCH
With pvc entrance door, tiled floor, inner pvc glazed door with side screen to the:-

HALLWAY
With radiator, built in airing cupboard housing the hot water cylinder, access to roof space.

KITCHEN
12' 10" x 8' 2" (3.92m x 2.48m)
Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset composite sink unit with mixer tap over, space and plumbing for washing machine, tall unit with built in eye level oven, 4 ring gas hob with extractor hood above, floor standing gas central heating boiler, radiator.

LOUNGE
19' 7" x 11' 7" (5.97m x 3.52m)
With pvc window to the front elevation, 2 radiators.

BEDROOM 1
18' 1" x 10' 11" (5.51m x 3.32m)
With pvc window to the rear elevation, radiator.

BEDROOM 2
11' 0" x 8' 10" (3.35m x 2.70m)
With pvc patio doors to the rear garden, radiator.

SHOWER ROOM
7' 9" x 5' 6" (2.37m x 1.67m)
With corner shower enclosure with direct shower, pedestal hand basin, W.C, tiled walls and floor, radiator, opaque pvc window to the side elevation.

OUTSIDE
To the front is a low brick wall with gravelled bed and lawned garden. A concrete drive to the side leads to the:-

GARAGE
With electric roller shutter door, door to the side garden.

REAR GARDEN
To the rear is a part covered seating area with direct access from the 2nd bedroom. Steps leads up to to a pretty tiered garden which includes lawn, gravelled beds with inset shrubs and further steps to a gravelled terrace.

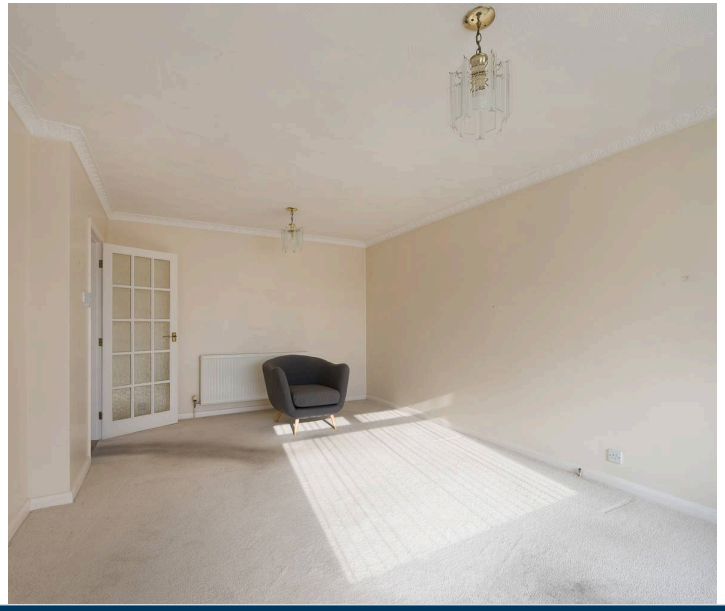
TENURE
Freehold.

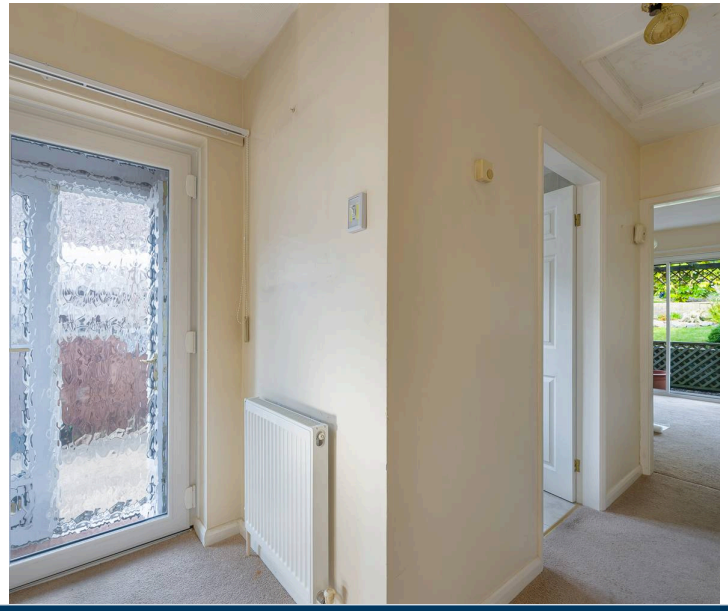
SERVICES
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX
Charging Authority – East Lindsey District Council Band B - 2026/27 - £1770

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.





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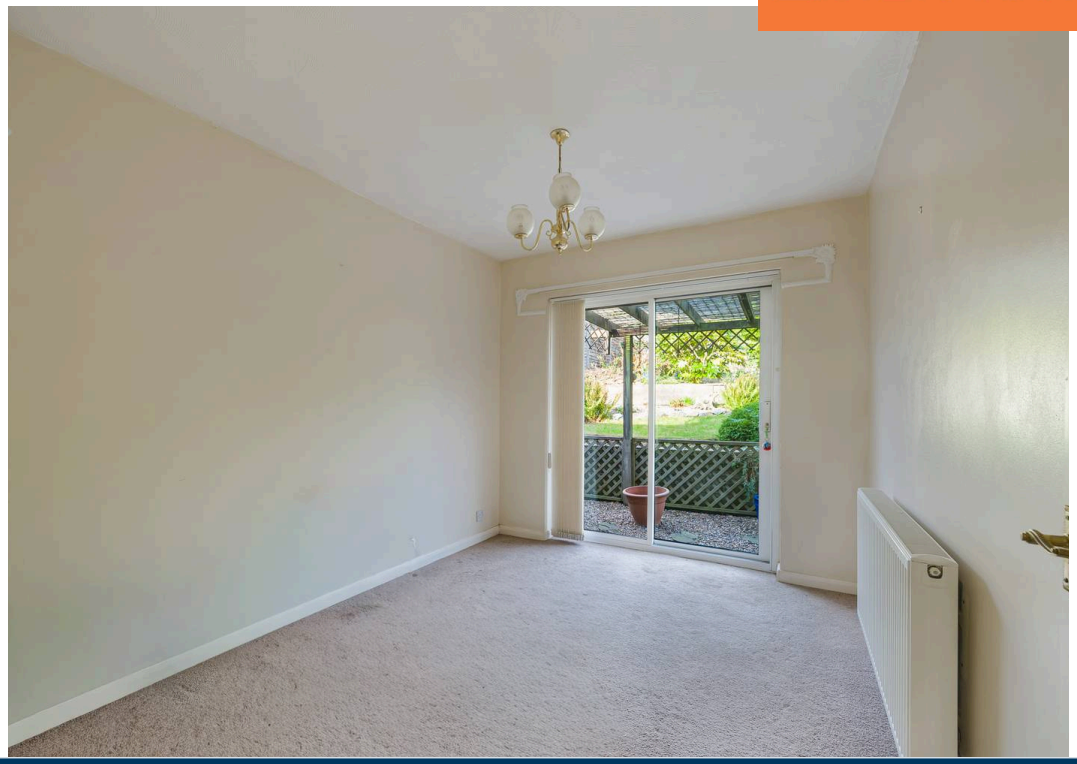

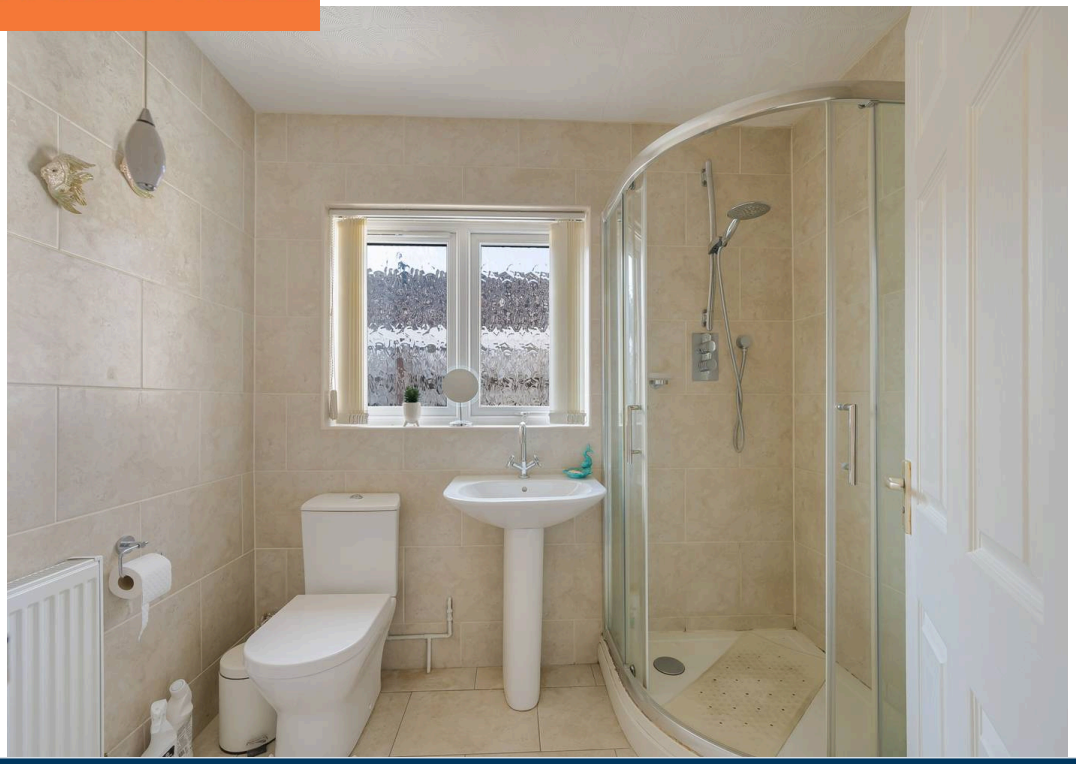

ANTI-MONEY LAUNDERING REGULATIONS

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 of £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.

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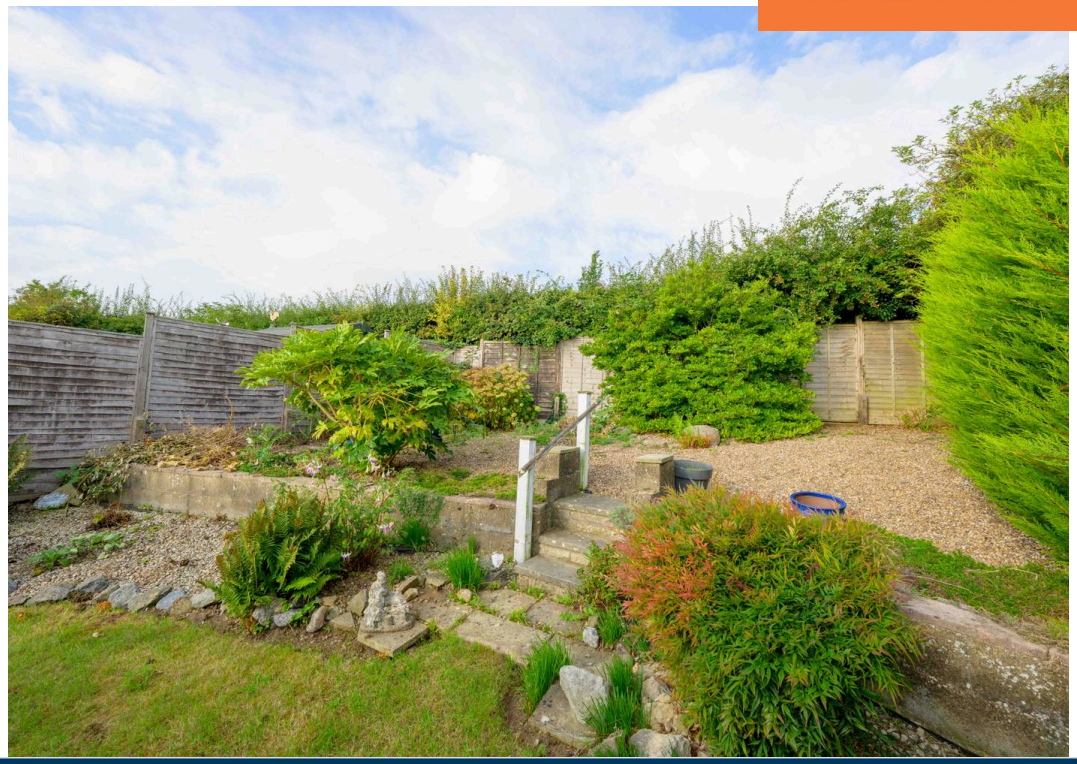

Newton Fallowell Estate Agents

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

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