



**Edward Crescent, Skegness PE25 3SA**

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## **Edward Crescent, Skegness**

Three-bedroom semi-detached home on Edward Crescent offered as a full renovation project. Ideal for investors, featuring two reception rooms, kitchen, ground floor bathroom, front parking and rear garden. Sold as seen.

### **Entrance**

Via a Upvc door leading to a small entrance space with stairs leading to the first floor and a door leading into lounge.

### **Lounge**

13' into bay x 12' 10" ( 3.96m into bay x 3.91m )

With bay window to front elevation, radiator, fire & surround and open access leading into dining room.

### **Dining Room**

15' 10" x 9' ( 4.83m x 2.74m )

With understair storage cupboard, window to side elevation and radiator. Door leading to bathroom.

### **Downstairs Bathroom**

With shower cubicle, bath, wc and sink. Window to rear elevation and storage cupboard which houses the boiler.

### **Kitchen**

10' 8" x 6' 5" ( 3.25m x 1.96m )

Wall, base and drawer units with worktop space over, 5 ring gas hob, sink and drainer, radiator, window to side and rear elevation and door leading out to the side of the property.

### **Bedroom 1**

12' 9" into bay x 12' 2" ( 3.89m into bay x 3.71m )

Bay window to front elevation, radiator and storage cupboard.

### **Bedroom 2**

10' 4" x 8' ( 3.15m x 2.44m )

Radiator and window to rear elevation.

### **Bedroom 3**

7' 6" x 7' 4" ( 2.29m x 2.24m )

Radiator and window to rear elevation.

### **External**

With parking to the front of the property. The rear offers a garden, mainly laid to lawn with patio area and side access via a gate from the front of the property.

### **Local Area**

Edward Crescent is a residential location offering convenient access to a range of local amenities. Nearby you will find shops, supermarkets, schools, and transport links, making it a practical choice for families and tenants alike. The area provides good connectivity to surrounding towns and coastal attractions, enhancing its appeal for both homeowners and investors.





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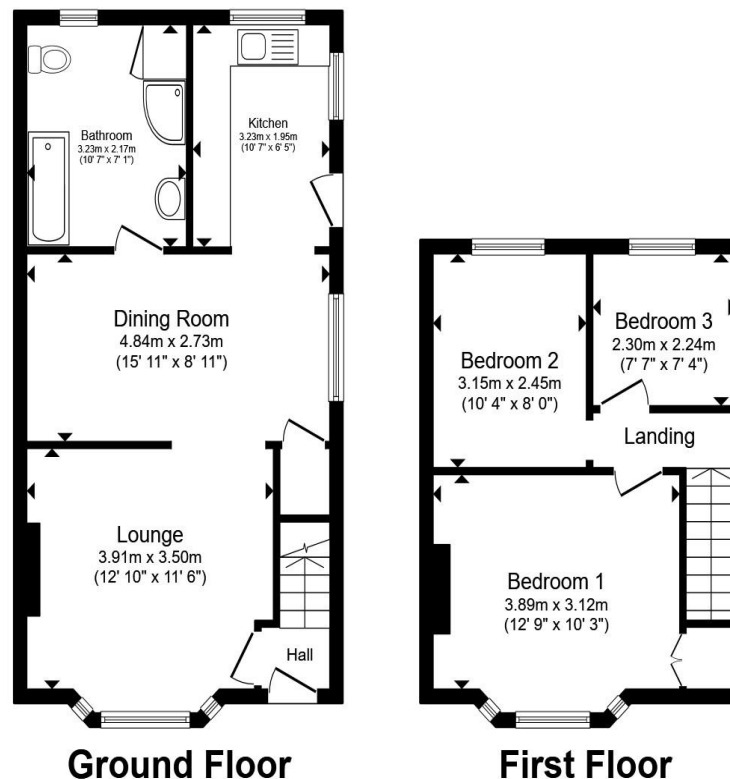
## Edward Crescent, Skegness

- Three-bedroom semi-detached house
- Full renovation project
- Ideal for investors or developers
- Lounge and separate dining room
- Kitchen and ground floor bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £130,000



Total floor area 78.8 m<sup>2</sup> (848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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