



 **NEWTON**
FALLOWELL

38 George Avenue, Skegness - PE25 3SD
£160,000

38 George Avenue

Skegness

A well presented 3 bedroom semi detached house convenient for the town centre with parking for 2 cars and enclosed rear garden. The accommodation comprises Entrance Hall, Lounge, Dining Room, modern fitted Kitchen and Bathroom to the ground floor with 3 Bedrooms to the first floor. EPC Rating (tbc)
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

HALLWAY

With radiator, stairs to first floor.

LOUNGE

14' 3" x 12' 10" (4.35m x 3.92m)

With pvc bay window to the front elevation, radiator.

DINING ROOM

10' 8" x 8' 11" (3.25m x 2.73m)

With pvc window to the side elevation, radiator, door to:-

BATHROOM

8' 11" x 4' 10" (2.73m x 1.48m)

With bath with Triton electric shower over, pedestal hand basin, WC, radiator and opaque pvc window to the rear elevation.

KITCHEN

9' 4" x 8' 7" (2.84m x 2.62m)

Fitted with a modern range of shaker style base and wall units, worksurfaces with upstands, sink unit with mixer tap over, space for oven with extractor hood above, space for washing machine and dryer, integrated fridge freezer, pvc windows to the side and rear elevation, pvc door to the side, radiator.

FIRST FLOOR LANDING

With pvc window to the side elevation, access to roof space, radiator.

BEDROOM 1

13' 0" x 11' 7" (3.97m x 3.53m)

With pvc window bay window to the front elevation, built in wardrobes to either side of the chimney breast, radiator.



BEDROOM 2

10' 2" x 8' 5" (3.10m x 2.57m)

With pvc window to the rear elevation, radiator.

BEDROOM 3

7' 2" x 7' 1" (2.18m x 2.17m)

With pvc window to the rear elevation, radiator.

OUTSIDE

The front of the property has concrete hardstanding providing parking for 2 cars. A gated path to the side leads to the enclosed rear garden which is mainly lawned with paved patio seating area and shrub borders.

TENURE

Freehold.

SERVICES

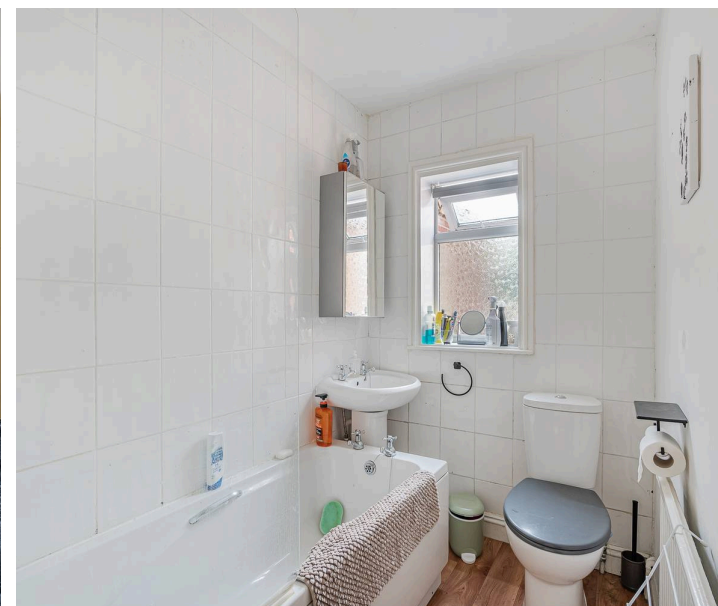
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

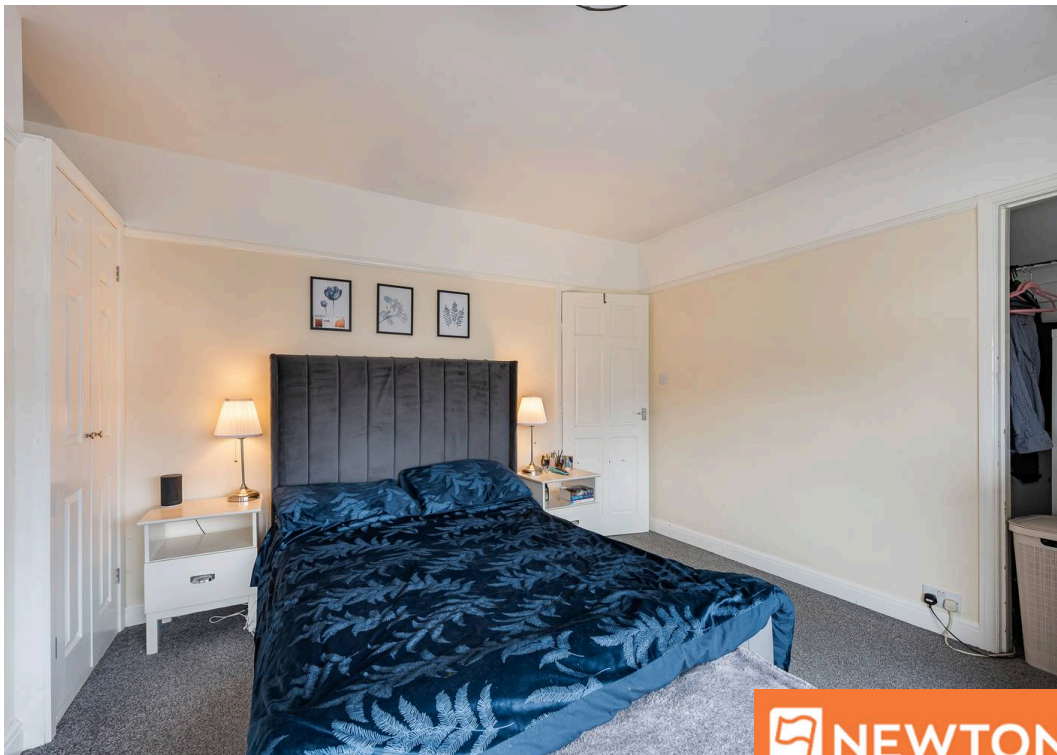
VIEWING

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

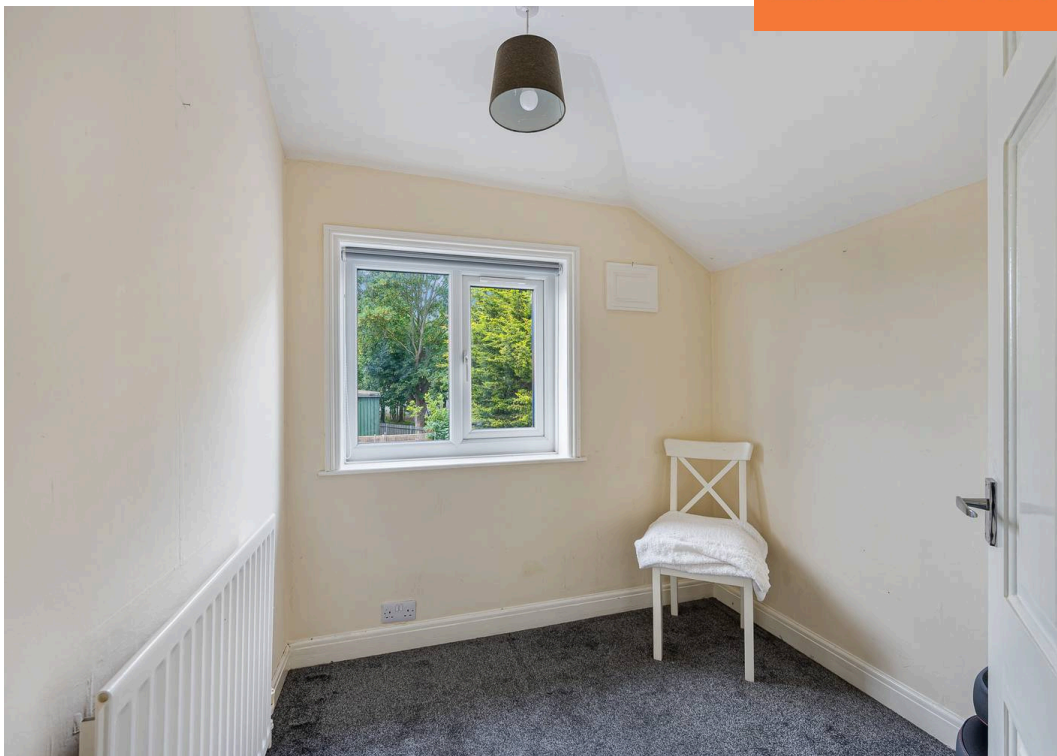
COUNCIL TAX

Charging Authority – East Lindsey District Council Band A – 2026/27 – £1546.45





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ANTI MONEY LAUNDERING REGULATIONS

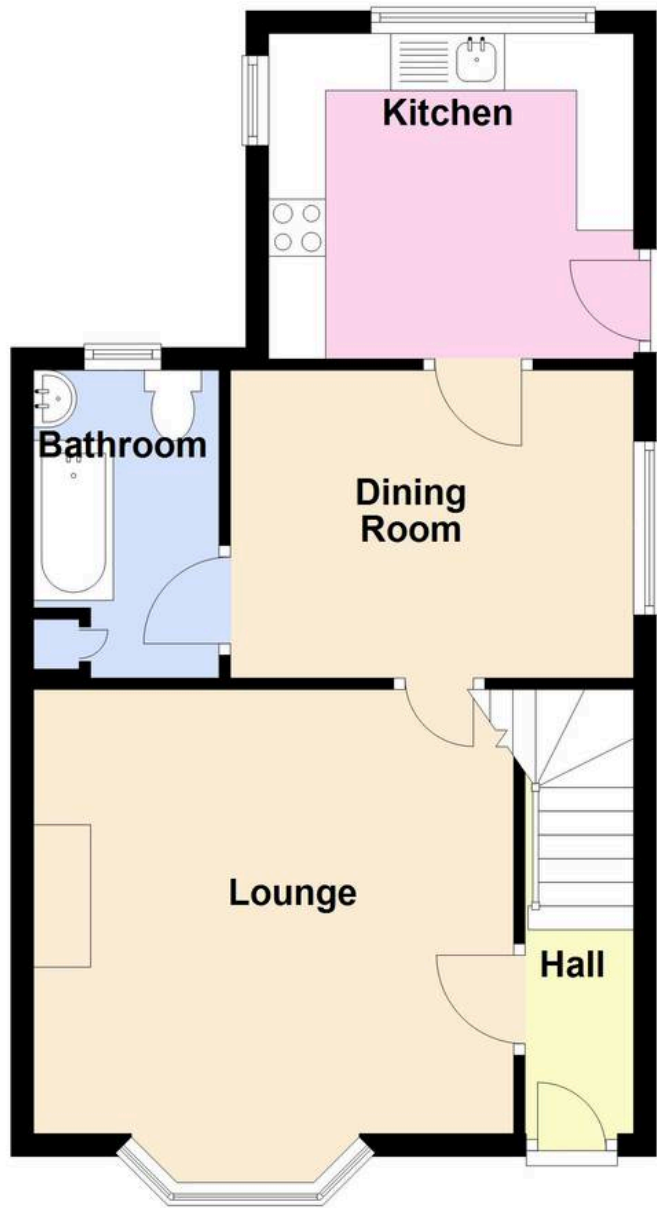
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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 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.

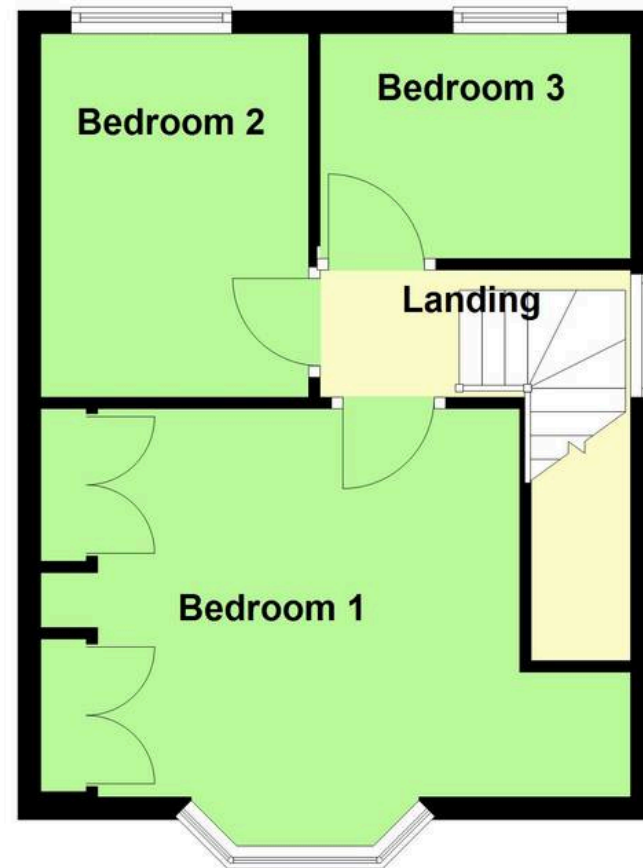
Ground Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)





Newton Fallowell Estate Agents

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