

Buy. Sell. Rent. Let.



33 Richmond Drive, Skegness, PE25 3PQ



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£170,000

When it comes to
property it must be


lovelle



£170,000



Key Features

- NO ONWARD CHAIN
- Close to Town Centre
- Driveway & Garage
- Gas Central Heating

- Many Rooms Dual Aspect
- Detached Bungalow
- EPC rating E
- Tenure: Freehold



NO ONWARD CHAIN! Great location less than 1/2 a mile to the town centre, supermarkets, train and bus station and just over 1/2 a mile to the beach! Lovely detached bungalow, with lower maintenance plot and accommodation comprising; hallway with airing cupboard, lounge with dual aspect windows, kitchen, shower room, two double bedrooms both with dual aspect windows and the main bedroom having a comprehensive array of fitted wardrobes. The property has gas central heating and UPVC double glazing. Outside there is an attractive walled front garden with wrought iron gates opening to concrete driveway leading to integrated single garage, gravelled side garden and patio garden to the rear aspect with handy storage shed. Not only is the bungalow in a handy location for town and amenities it is also only a few hundred metres from the tree-lined Vine Walk, a great place to go for a walk that leads to the Beresford Playing Fields and The Vine pub/restaurant or continue along and meet the golden sandy beach!

Porch

Entered via UPVC side door, UPVC door to;

Hall

With cupboard housing the hot water tank, radiator, doors to;

Kitchen

2.96m x 2.91m (9'8" x 9'6")

With UPVC window to the side aspect, UPVC door to the side aspect, fitted with a range of base and wall units with worktops over, single drainer sink, integrated gas hob, extractor over, integrated gas double oven, fridge-freezer, Hotpoint washing machine, breakfast bar, radiator, tiled walls.

Shower Room

2.02m x 1.7m (6'7" x 5'7")

With loft access (part boarded), UPVC window to the side aspect, pedestal wash hand basin, low level WC, shower cubicle, radiator, tiled walls.

Bedroom One

4.08m x 3.01m (13'5" x 9'11")

With UPVC windows to the side and rear aspects, radiator, fitted wardrobes.

Bedroom Two

3.15m x 2.75m (10'4" x 9'0")

With UPVC windows to the side and rear aspects, radiator, gas wall heater (disconnected).

Lounge

4.87m x 3.34m (16'0" x 11'0")

With UPVC windows to the front and side aspects, two radiators, gas fire with back boiler.

Outside

To the front and side the garden is laid to gravel and lawn with plants and shrubs enclosed by walling and wrought iron railings, double gates open to the drive. There are pathways to both sides of the bungalow that lead to the rear garden, which is laid to patio with flower beds and borders, shed and is enclosed by fencing and hedging.

Garage

4.9m x 2.34m (16'1" x 7'8")

With up and over door, power and light, gas and electric meter, consumer unit.

Services

The property has gas central heating, mains sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use

their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Located in the popular Richmond Drive area within ½ mile of the town centre, train station and supermarkets and just over ½ a mile to the golden sandy beach.

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Go straight on at the traffic lights and just past the school the property can be found on the left hand side marked by our for sale board.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises) available but currently not installed

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area, eg tin, salt: No

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

GROUND FLOOR



When it comes to **property**
it must be


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