



 **NEWTON**  
**FALLOWELL**

83 Wainfleet Road, Skegness – PE25 3RZ

Offers in Region of £80,000

# 83 Wainfleet Road

Skegness, Skegness

NO CHAIN. CASH BUYERS ONLY. GREAT REFURBISHMENT OPPORTNITY. A basic unmodernised 3 bedroom semi detached house on a generous corner plot with Hallway, Lounge, Dining Room, Kitchen, Bathroom and Separate W.C. There are front and side gardens, a yard to the rear with Outbuildings and a drive providing off road parking to the rear.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





## ACCOMMODATION

### OPEN PORCH

With pvc double glazed door and side screen to the:-

### HALLWAY

With stairs to first floor.

### LOUNGE

16' 2" x 10' 10" (4.92m x 3.31m)

With pvc bay window to the front elevation.

### DINING ROOM

13' 0" x 10' 7" (3.96m x 3.23m)

Beware - Floor boards removed. With pvc window to the rear elevation.

### KITCHEN

9' 7" x 6' 3" (2.93m x 1.90m)

With pvc window to the side elevation, pvc door to the rear elevation.

### FIRST FLOOR LANDING

### BEDROOM 1

16' 9" x 10' 8" (5.10m x 3.25m)

With pvc bay window to the front elevation.

### BEDROOM 2

13' 0" x 10' 4" (3.97m x 3.16m)

With pvc window to the rear elevation.

### BEDROOM 3

9' 6" x 7' 10" (2.89m x 2.40m)

With pvc window to the front elevation.



**BATHROOM**

7' 10" x 6' 2" (2.39m x 1.88m)

With pvc window to the rear elevation.

**W.C**

With W.C, pvc window to the side elevation.

**OUTSIDE**

Occupying a good sized corner plot with gardens to the front and side and being enclosed by fencing. To the rear is a yard area with attached brick built store and a further outbuilding of sectional construction . A driveway to the rear of the property is accessed from George Avenue.

**TENURE**

Freehold.

**SERVICES**

The property has mains gas (meter capped off), electricity, water and drainage connected. 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. CARE MUST BE TAKEN when viewing the property due to defective flooring in parts. Strictly no children allowed.

**COUNCIL TAX**

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

**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**

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## Newton Fallowell Estate Agents

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