



24 Firbeck Avenue

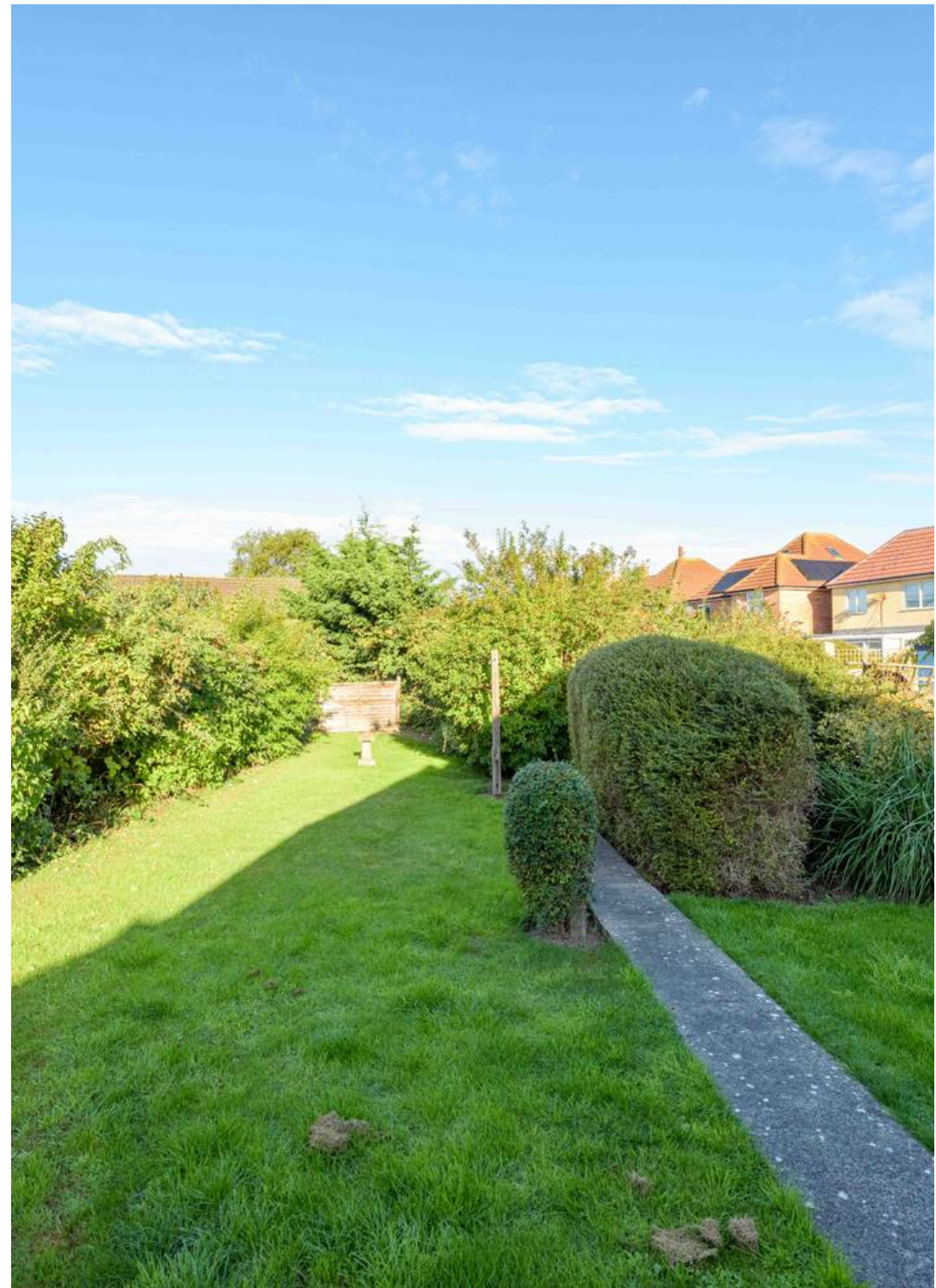
Skegness

NO CHAIN. A 2 Bedroom Detached Bungalow in a great location close to the town centre and beach. Accommodation comprises Entrance Porch, Hallway, Kitchen, Dining Room, Lounge, Bathroom and En-Suite Shower Room. Front and rear gardens with an outbuilding, Detached Garage and Driveway providing parking. EPC Rating C.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

ENTRANCE PORCH

With pvc entrance door with side panels, tiled floor, glazed door into:-

HALLWAY

With wood effect laminate flooring, radiator and access to loft space.

LIVING ROOM

15' 0" x 11' 11" (4.56m x 3.64m)

With walk-in pvc bay window to the front elevation, pvc window to the side elevation, 2 radiators.

BEDROOM 2

12' 0" x 9' 0" (3.67m x 2.74m)

With pvc window to the front and side elevation, radiator.

BATHROOM

8' 11" x 6' 5" (2.73m x 1.95m)

With panelled bath, pedestal wash basin, WC, radiator, tiled walls, pvc window to the side elevation.

BEDROOM 1

12' 0" x 13' 0" (3.65m x 3.97m)

With pvc windows to the rear and side elevation, radiator.

EN-SUITE SHOWER ROOM

With corner shower enclosure with direct shower, pedestal hand basin, WC, part tiled walls, radiator, pvc window to the rear elevation.

DINING ROOM

15' 0" x 11' 11" (4.57m x 3.63m)

With walk-in pvc bay window to the side elevation, radiator.



KITCHEN

12' 10" x 7' 10" (3.90m x 2.39m)

With wall and base units with worksurfaces and tiled splashbacks, built in oven with gas hob and extractor hood above, stainless steel sink unit with mixer tap, space for appliances, radiator, pvc windows to the side and rear elevation and pvc door to the rear.

OUTSIDE

The front garden is lawned with driveway providing parking and pavements leading round to the rear garden. The rear garden is mainly lawned surrounded by shrubbery and borders, paths leading round the property and a paved area for seating.

OUTBUILDING

With sink, plumbing for washing machine, housing the worcester wall mounted gas central heating boiler, pvc window.

GARAGE

With up and over vehicle door.

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 C – 2026/27 – £2,023.00





 **NEWTON FALLOWELL**





ANTI-MONEY LAUNDERING REGULATIONS

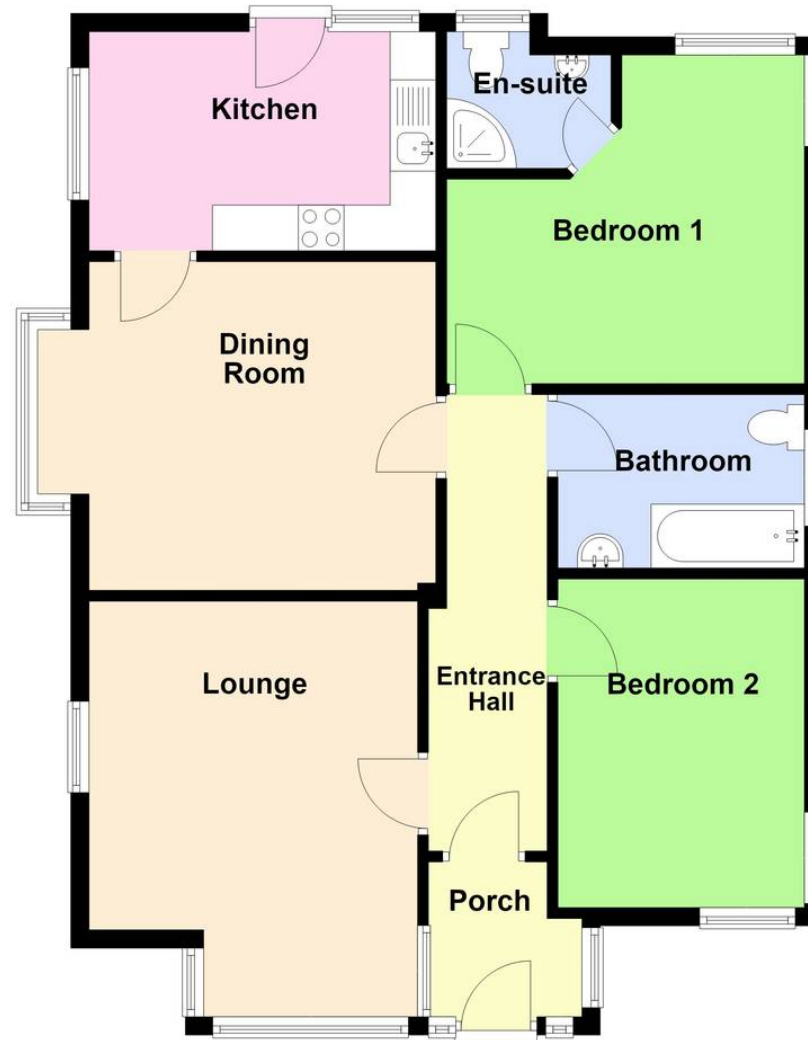
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once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

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. 80.2 sq. metres (863.6 sq. feet)



Total area: approx. 80.2 sq. metres (863.6 sq. feet)

Newton Fallowell Estate Agents

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