



114 Richmond Drive

Skegness

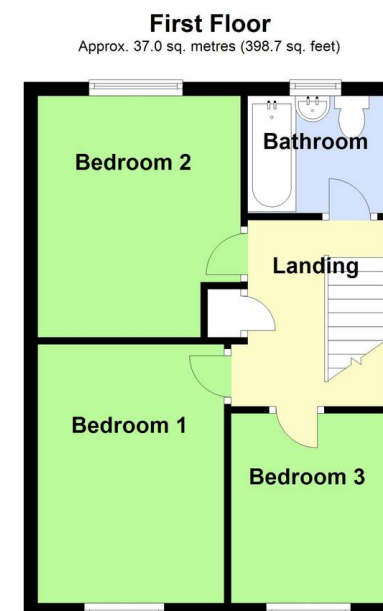
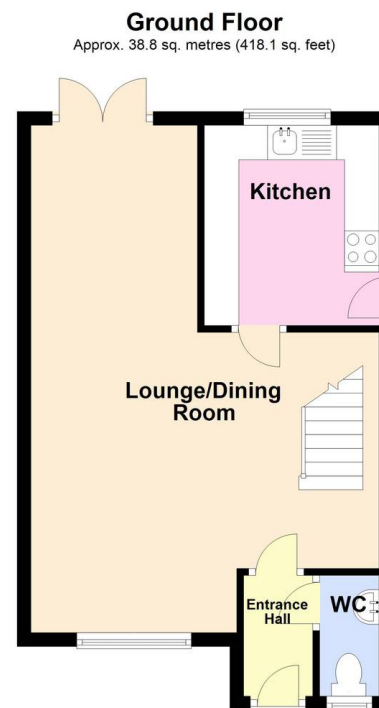
No Chain. A three bedroom semi detached house in a pleasant location convenient for the town centre, Richmond Primary School and the beach. The accommodation comprises Entrance Hall, W.C, Lounge/Diner and Kitchen with 3 Bedrooms and Bathroom to the first floor. The property benefits from gas central heating, front and rear gardens, driveway proving ample parking and a detached Garage. Viewing is essential to appreciate this "ready to move in" home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Total area: approx. 75.9 sq. metres (816.9 sq. feet)



ACCOMMODATION

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

HALLWAY

With radiator.

W.C

With pvc window to the front elevation, W.C, hand basin, radiator.

LOUNGE

16' 4" x 14' 2" (4.97m x 4.31m)

With pvc window to the front elevation, radiator, stairs leading off and being open to:-

DINING AREA

10' 1" x 8' 2" (3.07m x 2.50m)

With pvc patio doors to the rear garden, radiator.

KITCHEN

9' 7" x 7' 11" (2.91m x 2.42m)

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit, space for cooker with extractor hood above, wall mounted Worcester Bosch gas central heating boiler, plumbing for dishwasher, tiled floor, pvc window to the rear elevation, pvc door to the side.



1ST FLOOR LANDING

With pvc window to the side elevation, access to roof space, built in cupboard housing the immersion heater.

BEDROOM 1

11' 8" x 9' 9" (3.56m x 2.96m)

With pvc window to the rear elevation, radiator.

BEDROOM 3

8' 9" x 7' 3" (2.66m x 2.22m)

With pvc window to the front elevation, radiator.

BATHROOM

With panelled bath with Mira shower over, pedestal hand basin, W.C, tiled walls and floor, heated towel radiator, pvc window to the rear elevation.

OUTSIDE

To the front is a low maintenance gravelled garden with driveway providing parking for several cars and leading to the:-

GARAGE

With electric roller shutter door, pvc window to the rear elevation, pvc side door, plumbing for washing machine.

REAR GARDEN

The rear garden includes a paved patio, lawn gravelled borders and fencing.

TENURE

Freehold.

SERVICES

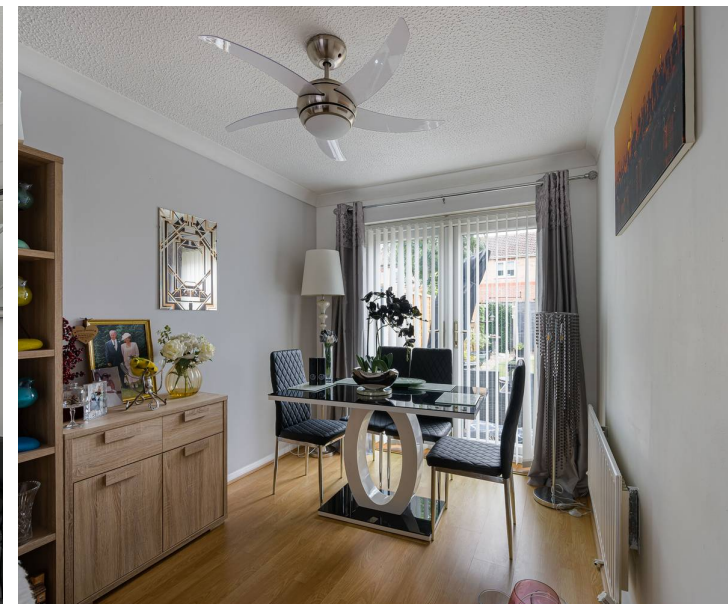
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band B – 2026/27 – £1,804.19

VIEWING

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





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