NEWTON FALLOWELL

3 Edward Crescent, Skegness - PE25 3SA

£145,000

3 Edward Crescent

Skegness

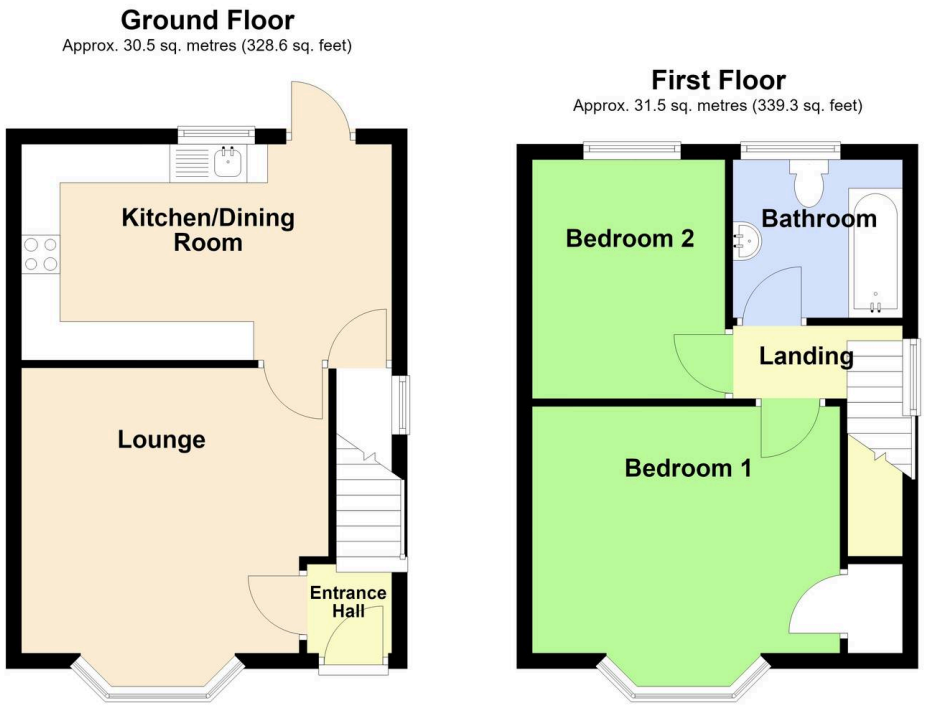
A two bedroom semi detached house close to Skegness town centre and the train station. The accommodation comprises an entrance hall, lounge and kitchen diner to the ground floor with 2 bedrooms and a bathroom to the first floor. There is parking to the front and an enclosed garden to the rear. The property benefits from a new roof and pvc windows. EPC Rating C.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Total area: approx. 62.1 sq. metres (668.0 sq. feet)

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.

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

HALLWAY
With radiator, stairs to first floor.

LOUNGE
13' 7" x 11' 10" (4.15m x 3.60m)
With pvc bay window to the front elevation, radiator.

KITCHEN DINER
15' 10" x 8' 11" (4.82m x 2.72m)
Fitted with base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, space for oven with extractor hood above, spaces for washing machine, dryer and fridge freezer, radiator, pvc window and pvc door to the rear elevation.

FIRST FLOOR LANDING
With pvc window to the side elevation, access to roof space.

BEDROOM 1
12' 8" x 10' 4" (3.85m x 3.15m)
With pvc bay window to the front elevation, radiator, door to overstairs cupboard housing the gas central heating boiler.

BEDROOM 2
10' 3" x 8' 2" (3.12m x 2.48m)
With pvc window to the rear elevation, radiator.

BATHROOM
7' 3" x 7' 3" (2.22m x 2.20m)
With panelled bath with electric shower over, pedestal hand basin, W.C, extractor, ladder towel radiator, pvc window to the rear elevation.

OUTSIDE
The frontage is concreted for off road parking. A gate to the side opens onto the enclosed rear garden with lawn, garden borders , concreted areas and a metal garden shed.

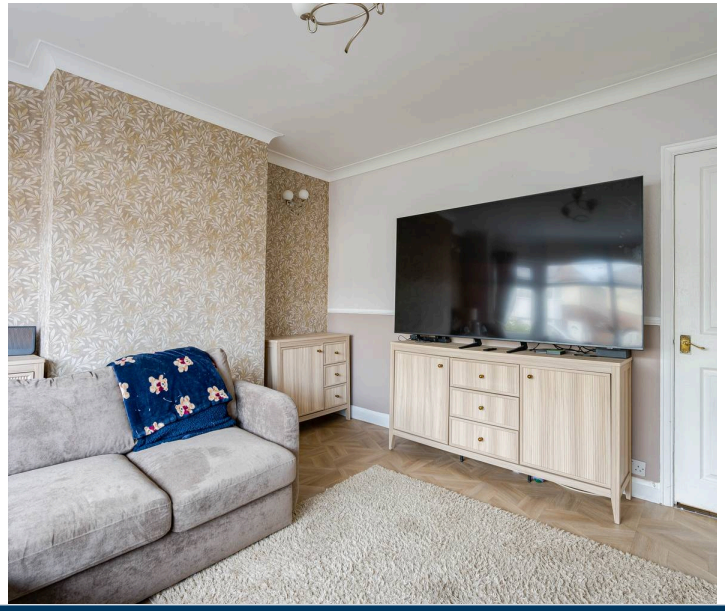
TENURE
Freehold.

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.

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 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.



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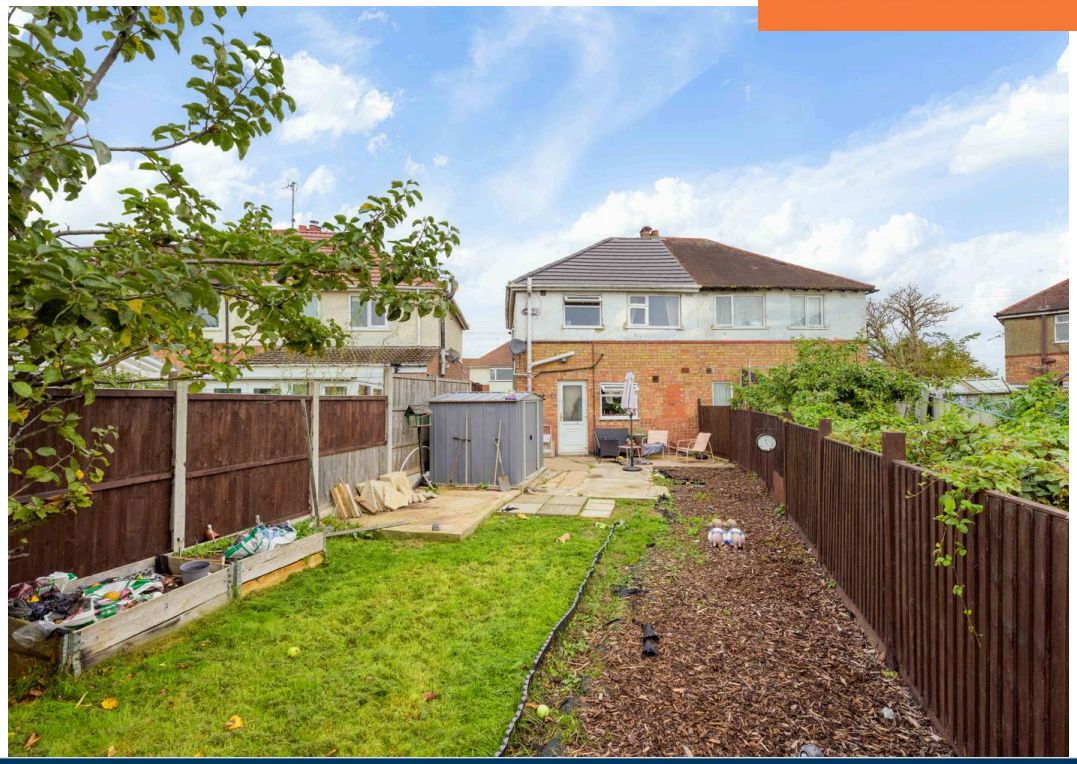

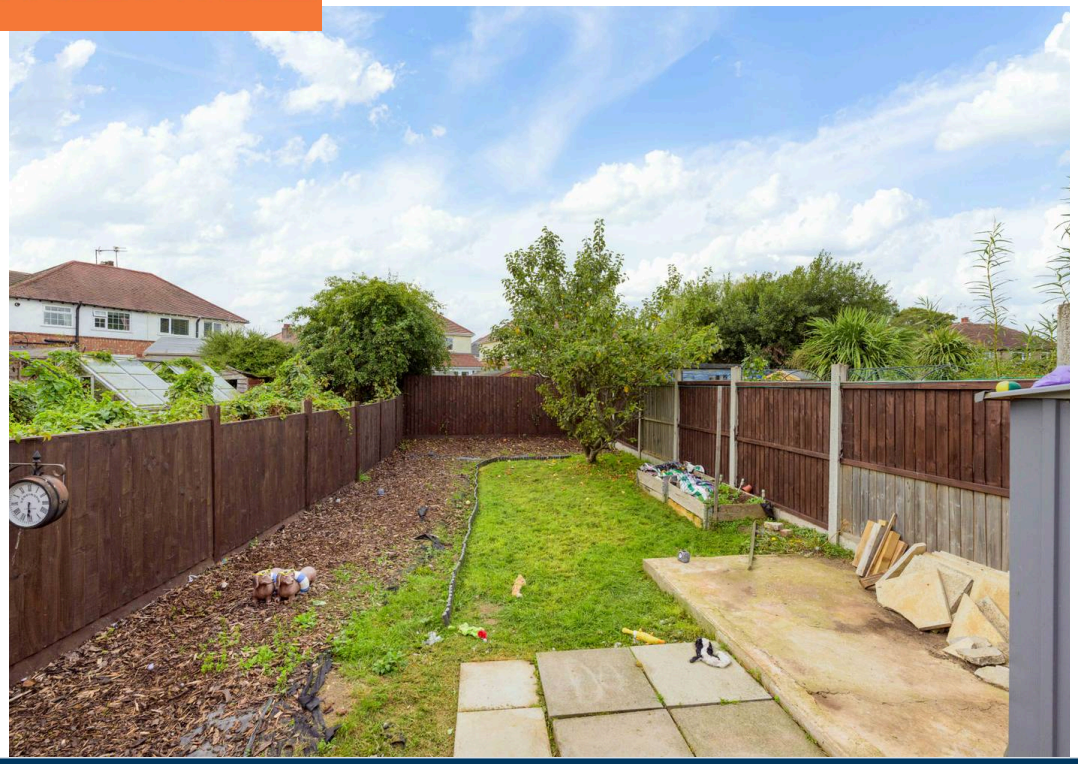

Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

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