



9 Ridley Avenue, Skegness, PE25 3LD



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£239,950

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Key Features

- No Chain
- Superb Location To South Of Skegness
- Close To Beach & Shops
- Lounge & Kitchen
- Garden Room With Roof Lantern
- Landscaped Gardens
- Drive, Car Port & Garage
- Gas Central Heating
- EPC Rating D
- Freehold





NO CHAIN. A well presented 3 Bedroom Detached Bungalow in a superb location to the south of Skegness within easy walking distance of the beach and town centre. The accommodation comprises Porch, spacious Entrance Hall, Lounge, Kitchen, Garden Room with roof lantern, and Bathroom. There are landscaped gardens, tarmac drive, Car Port and Garage. The property benefits from gas central heating. EPC Rating D



ACCOMMODATION

Entrance is on the front elevation via a pvc door with glazed side screens to the:-

ENCLOSED PORCH

With inner glazed door and side screens to the:-

RECEPTION HALLWAY

With radiator, built in storage cupboard, access to roof space, wood effect flooring.

LOUNGE

5.54m x 3.89m (18'2" x 12'10")

With pvc window to the front elevation, two further pvc windows to the side elevation, radiator, decorative fireplace surround with inset coal effect fire, wood effect flooring.

KITCHEN

3.91m x 3m (12'10" x 9'10")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, built in oven with 4 ring gas hob and pull out cooker hood above, white goods to include fridge freezer, washing machine, tumble dryer and dishwasher, wall mounted gas central heating boiler, radiator, tiled floor, pvc double doors to the:-



GARDEN ROOM

5.79m x 3.71m (19'0" x 12'2")

Of pvc construction set on a low brick base with glass roof lantern, pvc french doors to the rear garden, radiator and tiled floor with underfloor heating.

BEDROOM 1

3.94m x 3.33m (12'11" x 10'11")

With pvc window to the front elevation, radiator, modern wardrobes to one wall.

BEDROOM 2

3.63m x 2.56m (11'11" x 8'5")

With pvc window to the rear elevation, radiator, modern sliding doored wardrobe to one wall.

BEDROOM 3

2.57m x 2.36m (8'5" x 7'8")

With pvc window to the rear elevation, radiator.

BATHROOM

2.51m x 2.34m (8'2" x 7'8")

Fitted with a panelled bath with traditional mixer tap and hand shower attachment, pedestal hand basin, W.C, tiled shower enclosure with direct shower, tiled walls and floor, extractor, built in airing cupboard housing the hot water cylinder, pvc window.

OUTSIDE

To the front is a brick edged tarmac drive with shaped path to the front door and shrub beds.

A Car Port to the side leads to the:-

GARAGE

5.16m x 2.62m (16'11" x 8'7")

With electric up and over door, side door to the garden, window, light and power connected.

The enclosed rear garden has been landscaped to include a paved patio seating area, shaped lawns with paved paths and gravelled beds, shrub borders, inset trees and a further circular seating area to the bottom of the garden. St the rear of the garage is a screened area for bins, water butts etc.

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 D - 2025/26 - £2,241.48

ANTI MONEY LAUNDERING REGULATIONS

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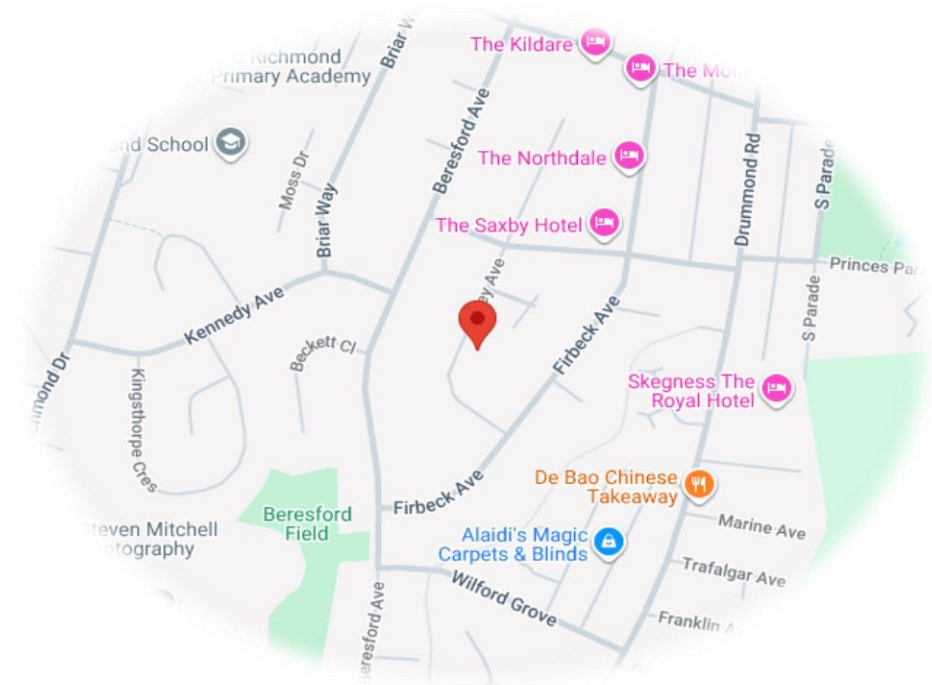


Ground Floor

Approx. 106.8 sq. metres (1149.8 sq. feet)



Total area: approx. 106.8 sq. metres (1149.8 sq. feet)



Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		