



**James Avenue, Skegness PE25 2HE**

**welcome to**

**James Avenue, Skegness**

A well presented 2 bedroom mid-terrace home in Skegness, featuring a lounge, kitchen, bathroom, parking, and both front and rear gardens. Ideally situated close to local amenities, schools, and transport links - perfect for first-time buyers!!



**Lounge**

14' 11" min to bay x 11' 8" ( 4.55m min to bay x 3.56m )  
With bay window to the front elevation and open access into the Kitchen.

**Kitchen**

11' 7" x 11' 8" ( 3.53m x 3.56m )  
Wall, base and drawer units with complimentary worktop space over, sink & drainer,

**Bedroom One**

8' 4" x 13' 10" ( 2.54m x 4.22m )  
Bay window to front elevation, storage cupboard and electric radiator.

**Bedroom Two**

11' 1" x 6' 5" ( 3.38m x 1.96m )  
Window, storage cupboard and electric radiator.

**Shower Room**

Shower, Wc, sink, electric towel radiator and opaque window.

**Front Garden**

With parking to the front.

**Rear Graden**

With additional parking space to rear, outdoor tap and dual electric power point.



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welcome to

## James Avenue, Skegness

- 2 bedroom mid-terrace home
- Front and rear gardens
- Off-street parking
- Excellent location close to shops, schools, and transport links
- Ideal first-time buy or investment opportunity

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SKG108520 - 0011

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