



4 Gloucester Close

Skegness

An immaculate 2 Bedroom mid terrace house in a convenient location close to the town centre, beach and Richmond Primary School. The accommodation comprises Entrance Porch, W.C, lovely modern Kitchen, Lounge with patio doors to the garden, 2 double Bedrooms with Dressing Room to the master and a modern family Bathroom. The property benefits from gas central heating (new 2022), enclosed front and rear gardens and communal parking. Viewing is essential to appreciate the presentation.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D







ACCOMMODATION

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

PORCH

With radiator, door to Kitchen and door to:-

W.C

With W.C, hand basin, opaque pvc window.

KITCHEN

16' 9" x 13' 8" (5.10m x 4.17m)

Beautifully fitted with a modern range of base and wall units, wood worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit with hose tap over, tall unit housing a built in oven and microwave, electric hob with extractor canopy above, integrated dishwasher plumbing for washing machine, space for dryer, space for fridge freezer, breakfast bar seating area with radiator below, wall mounted T.V aerial point, 2 pvc windows to the front elevation, stairs to first floor, door to:-

LOUNGE

15' 0" x 10' 10" (4.57m x 3.30m)

With pvc patio doors opening onto the rear garden, feature chimney breast recess with inset electric stove with wooden beam and wall mounted T.V aerial point above, door to understairs storage cupboard.

FIRST FLOOR LANDING

With access to roof space.

BEDROOM 1

10' 6" x 9' 11" (3.20m x 3.03m)

With pvc window to the rear elevation, radiator, door to:-

DRESSING ROOM

7' 1" x 6' 5" (2.17m x 1.96m)

Fitted with hanging rails and shelving.



BEDROOM 2

10' 8" x 10' 8" (3.26m x 3.25m)

With pvc window to the front elevation, radiator.

BATHROOM

7' 7" x 5' 10" (2.31m x 1.79m)

Fitted with a L shaped bath with shower twin shower heads and screen over, vanity unit with wood block top and hand basin, W.C, part tiled walls, radiator, opaque pvc window to the front elevation.

OUTSIDE

To the front is a neat garden area which is enclosed by fencing. A handgate opens onto a decked path leading to the front door and extending out to provide a seating area. There is also a artificial lawn and barked chipped area. The rear garden also includes a decked patio seating area, artificial lawn and a children's bark chipped play area which is enclosed by a picket fence. Garden Shed. A gate to the bottom of the garden opens onto a public footpath.

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





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AGENTS NOTES

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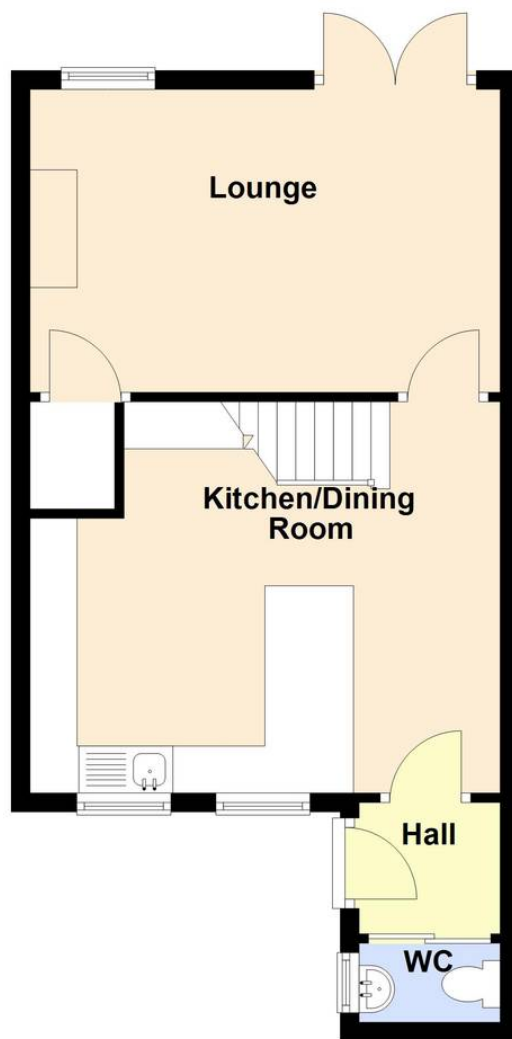


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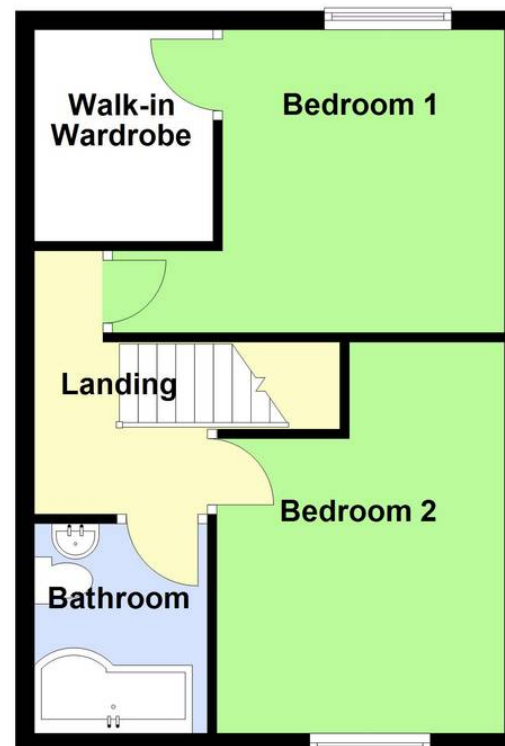
Ground Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 sq. feet)

Newton Fallowell Estate Agents

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