



9 Albany Road

Skegness

A well presented 3 bedroom semi detached house in a convenient location close to schools, shops and doctors surgery. The accommodation comprises Entrance Hall, open plan Lounge & Dining Room and Kitchen to the ground floor. To the first floor are 3 Bedrooms and a family Bathroom. There are lawned front and rear gardens and a concrete drive providing off street parking. Viewing is highly recommended. EPC Rating D

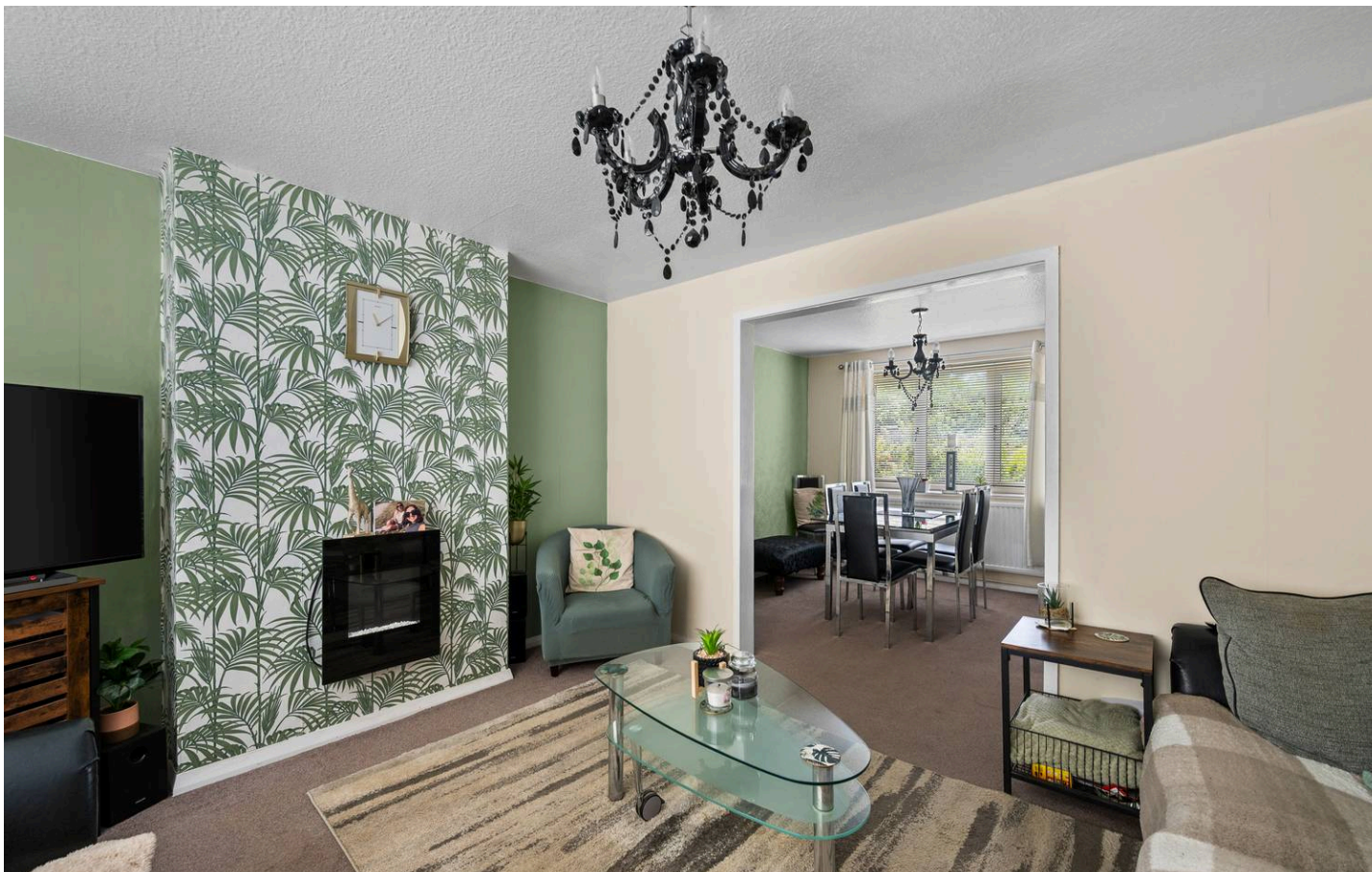
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





ACCOMMODATION

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

HALLWAY

With radiator, built in cupboard, pvc window to the side elevation, stairs to the first floor.

LIVING ROOM

13' 0" x 11' 11" (3.96m x 3.63m)

With pvc window to the front elevation, radiator, wall mounted electric fire, opening to the:-

DINING ROOM

10' 4" x 8' 11" (3.16m x 2.73m)

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

KITCHEN

10' 10" x 8' 5" (3.29m x 2.56m)

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, space for oven with extractor hood above, space and plumbing for washing machine, space for fridge freezer, wall mounted gas central heating boiler, radiator, pvc window to the side elevation, pvc door to the rear elevation.

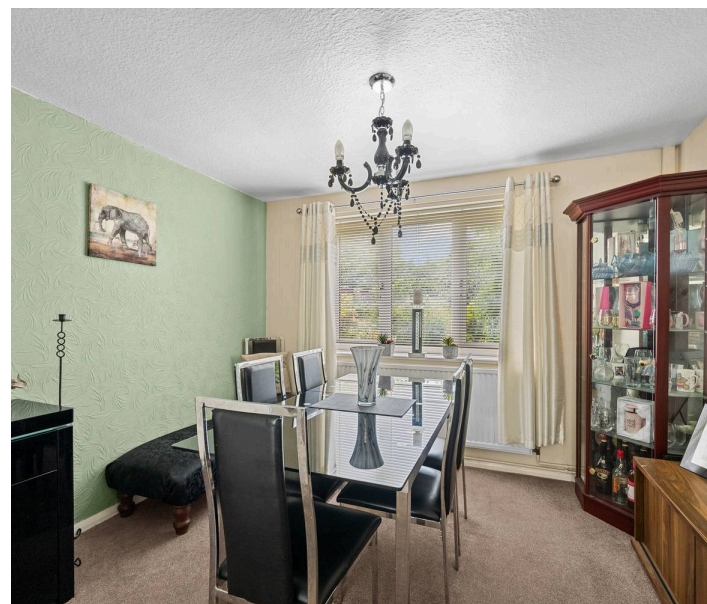
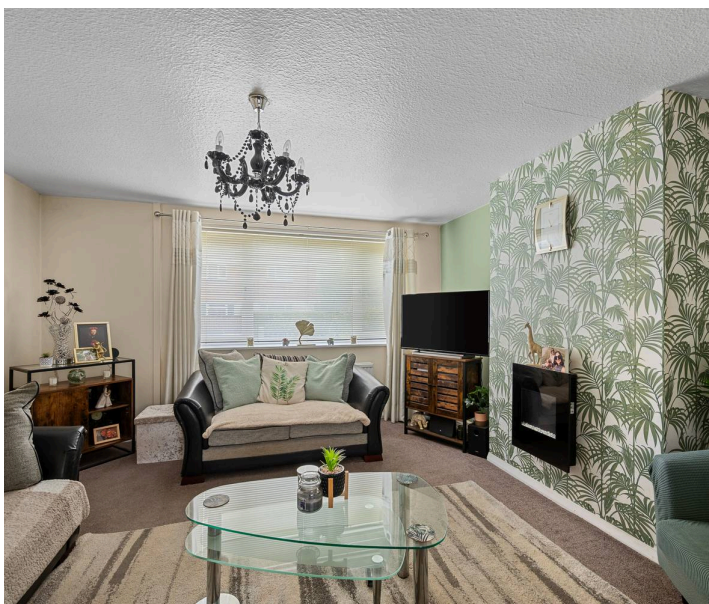
FIRST FLOOR LANDING

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

BATHROOM

7' 6" x 5' 7" (2.28m x 1.70m)

With panelled bath with Mira electric shower over, W.C, pedestal hand basin, tiled walls, opaque pvc windows to the side and rear elevations, chrome ladder towel radiator.



BEDROOM 1

12' 0" x 8' 4" (3.65m x 2.55m)

With pvc window to the front elevation, radiator, built in cupboard housing the hot water cylinder.

BEDROOM 2

11' 4" x 8' 11" (3.46m x 2.72m)

With pvc window to the rear elevation, radiator.

BEDROOM 3

8' 10" x 7' 11" (2.68m x 2.42m)

With pvc window to the front elevation, radiator.

OUTSIDE

To the front is a lawned garden with shrub borders and picket fence. A concrete drive to the side provides off street parking.

A gate from the drive opens onto the rear garden which includes a paved seating area with a brick outbuilding and a path leads onto a lawned garden with shrub borders and two timber garden sheds.

TENURE

Freehold.

SERVICES

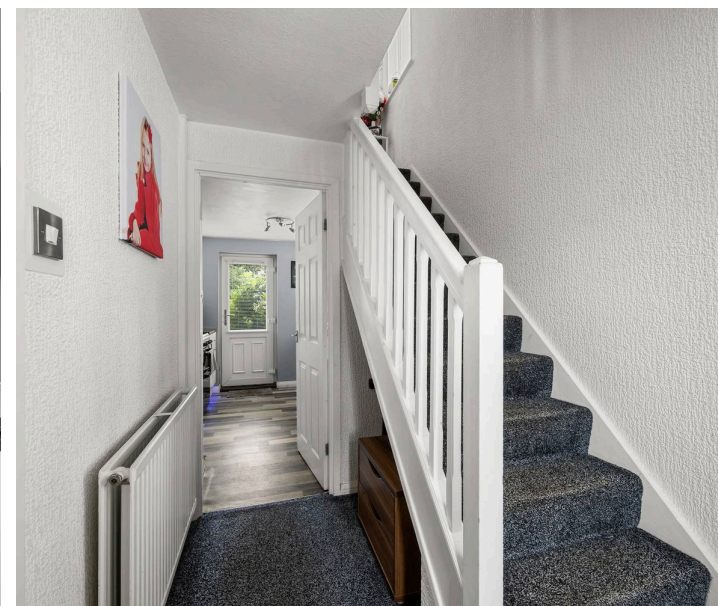
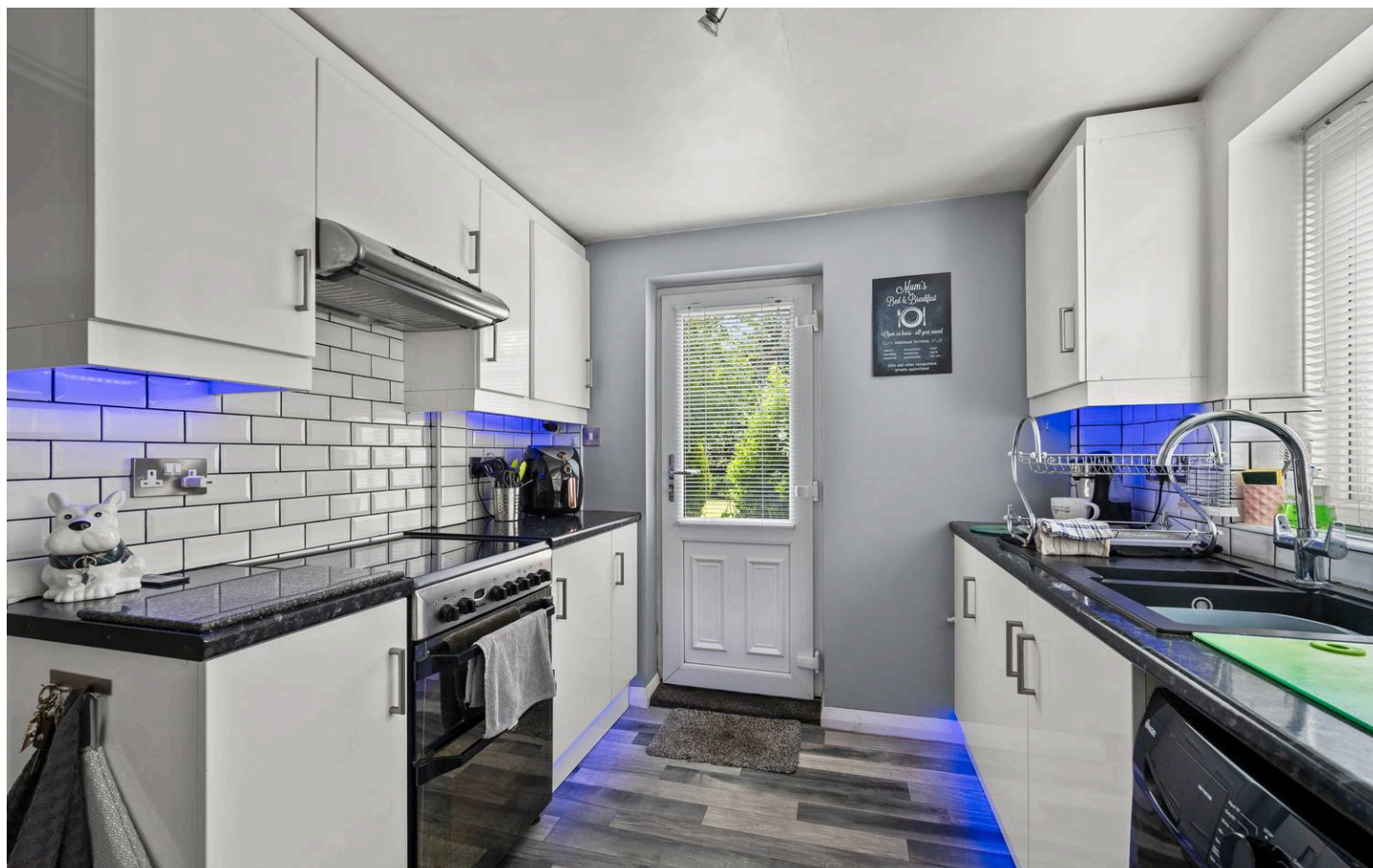
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

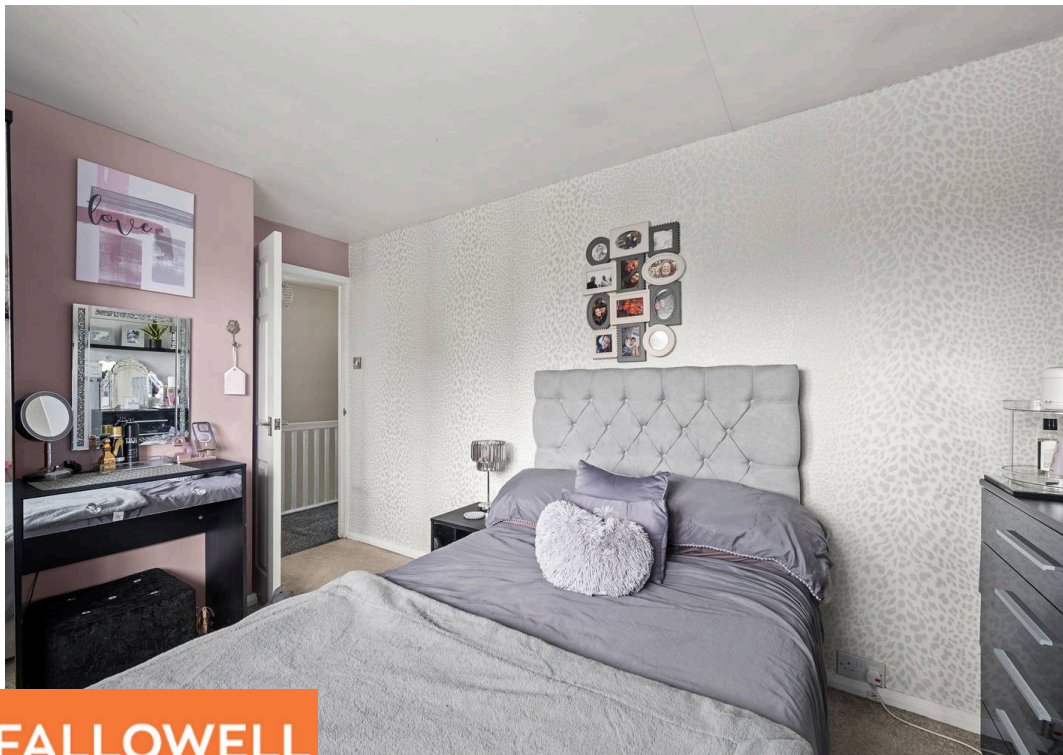
VIEWING

By prior appointment with Newton Fallowell office in Skegness.

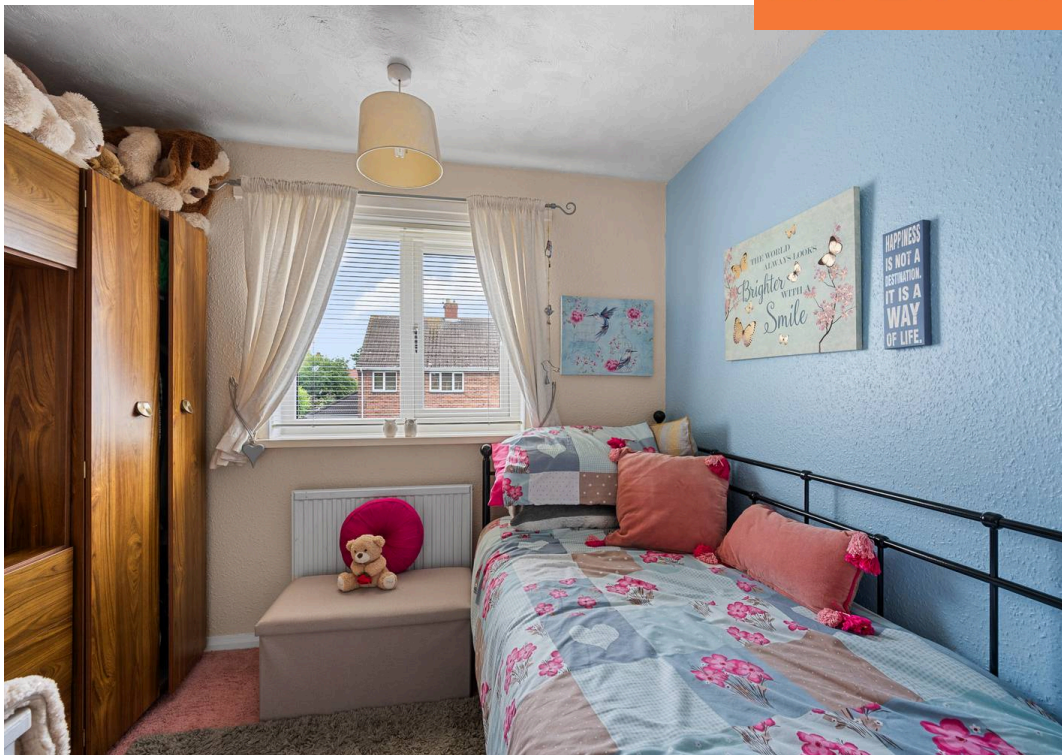
COUNCIL TAX

Charging Authority – East Lindsey District Council Band A – 2026/27 – £1546.45





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ANTI-MONEY LAUNDERING REGULATIONS

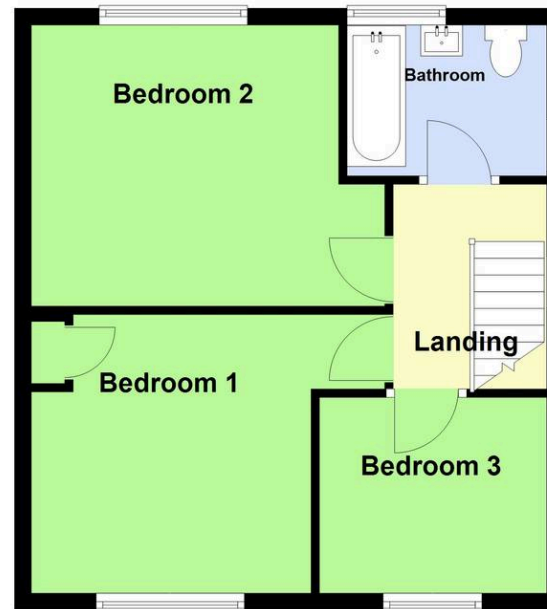
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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 is £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.

AGENTS NOTES

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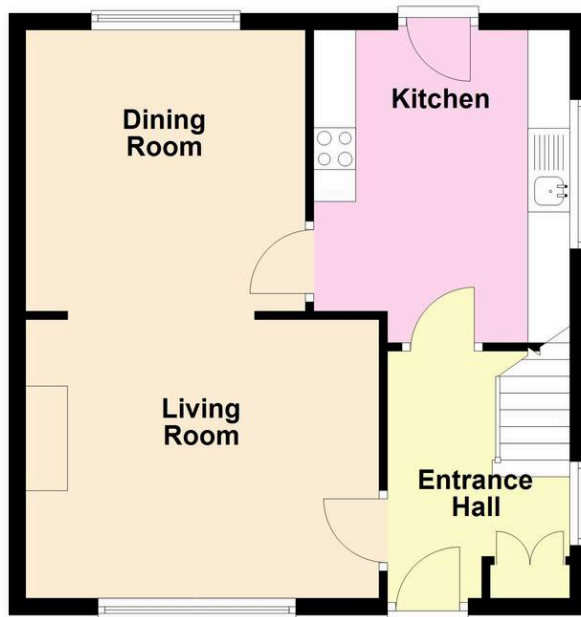
First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)



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