

Buy. Sell. Rent. Let.



35 George Avenue, Skegness, PE25 3SD



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2

£160,000

When it comes to
property it must be


lovelle

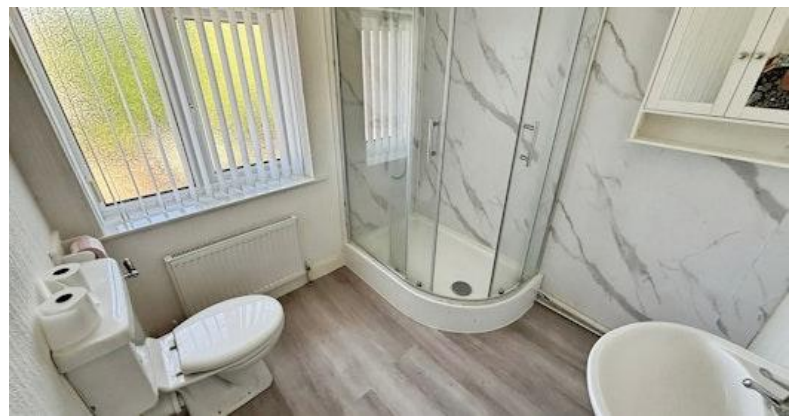


£160,000

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Key Features

- Two Bedrooms
- NO ONWARD CHAIN
- Semi Detached House
- Conservatory
- Front and Rear Gardens
- EPC rating D
- Tenure: Freehold



No Onward Chain- A conveniently located two-bedroom house close to the town centre, with a conservatory and a low-maintenance landscaped garden. The accommodation comprises a reception hall, lounge, attractive 15'11" dining kitchen, useful store, and a modern bathroom with shower. The property also benefits from gas central heating and UPVC double glazing throughout. An ideal first-time purchase or investment property, offered with no onward chain and well worth viewing.

Entrance Hall

With UPVC double glazed door, radiator, stairs to the first floor, door to;

Lounge

4.16m x 3.91m (13'7" x 12'10")

With UPVC bay window to the front aspect, radiator, fireplace with surround with gas 'coal flame fire'.

Dining/Kitchen

4.85m x 2.68m (15'11" x 8'10")

Fitted with range of base and wall units, rolled edge worktops, tiled splashbacks, under counter oven, gas hob with extractor over, stainless steel 1 1/4 bowl sink unit with mixer tap over, space for fridge freezer, space for washing machine, radiator, UPVC window to the side aspect, door to understairs store with gas metre, opaque UPVC window, central heating control, built in cupboard, electric fuses. Further UPVC window and door leads to;

Conservatory

3.53m x 2.4m (11'7" x 7'11")

Of UPVC construction, with opaque polycarbonate roof, radiator, UPVC French double doors to the garden.

Landing

With UPVC window over the stairs, access to the roof space.

Bedroom One

3.9m x 3.84m (12'10" x 12'7")

With UPVC window to the front aspect, radiator, door to;

Over Stairs Store

With Worcester combi gas central heating boiler.

Bedroom Two

3.05m x 2.54m (10'0" x 8'4")

With UPVC window to the rear aspect, radiator.

Bathroom

2.18m x 2.14m (7'2" x 7'0")

With UPVC window to the rear aspect, shower cubical with mains mixer shower, low level WC, wash hand basin, radiator.

Outside

To the front is a low brick wall with low level fencing to each boarder, a concrete path leads to the front door with a decorative gravel arear, a concrete path leads to the rear with lighting. To the rear the garden is enclosed by fencing, laid to patio and deck with low maintenance gravel area with boarders for trees, plants and shrubs and shed.

Services

We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Close to supermarkets, town centre and train station.

Directions

From our office on Roman Bank proceed onto the one way system and take the 4th exit onto Wainfleet Road, go past Morrisons take the second left turn onto Victoria Road and then a right hand turn onto George Avenue and the property will be found on the right marked by our for sale board.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/4fnPemuTrioXhpUoHjEoB/view>

Material Information Data

Tenure: Freehold

Council tax band: A

EPC rating: D

Semi-detached house, standard brick and block construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Loft: insulated and boarded, accessed by Ladders and a hatch

Outside areas: Front garden, Side garden, and Rear garden

No spray foam insulation

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE great

Parking: On Street

Not in a controlled parking zone

No disabled parking available

Not a listed building

Not in a conservation area

No tree preservation order

No environmental risks recorded

No specialist issues recorded

Onward chain: no

Title Register Restrictions

The owner cannot build any structure or building closer than 15 feet to George Avenue, although bay windows are allowed to project up to 4 feet into this space.

The property must only be used as a private home or a boarding house. Any other use would require written permission from the successors of the original estate owner.

The owner is not allowed to do anything on the property that causes a nuisance, injury, or annoyance to the neighbours or the previous estate owners.

The current owner has entered into an indemnity covenant. This is a legal agreement where the owner promises to follow the rules mentioned in the title and agrees to cover any costs if those rules are broken.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

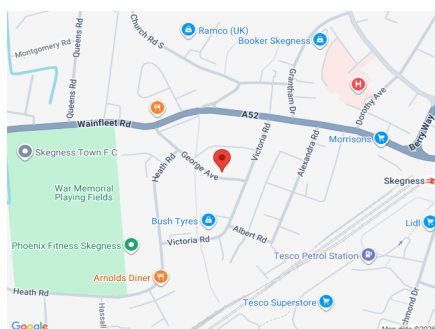
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

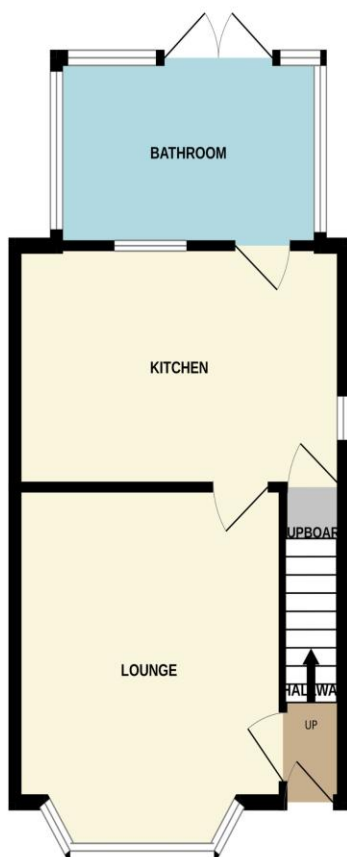
Anti Money Laundering

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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