



23 Chapman Avenue

Burgh Le Marsh, Skegness

No Chain. A 2 bedroom bungalow situated in a great location within easy walking distance to the centre of this popular village. The accommodation comprises enclosed Porch, Hallway, 19ft Lounge, fitted Kitchen and Shower Room. The property benefits from gas central heating, driveway leading to a Garage, lawned garden to the front and a pretty tiered garden to the rear. EPC Rating (tbc)

Council Tax band: B

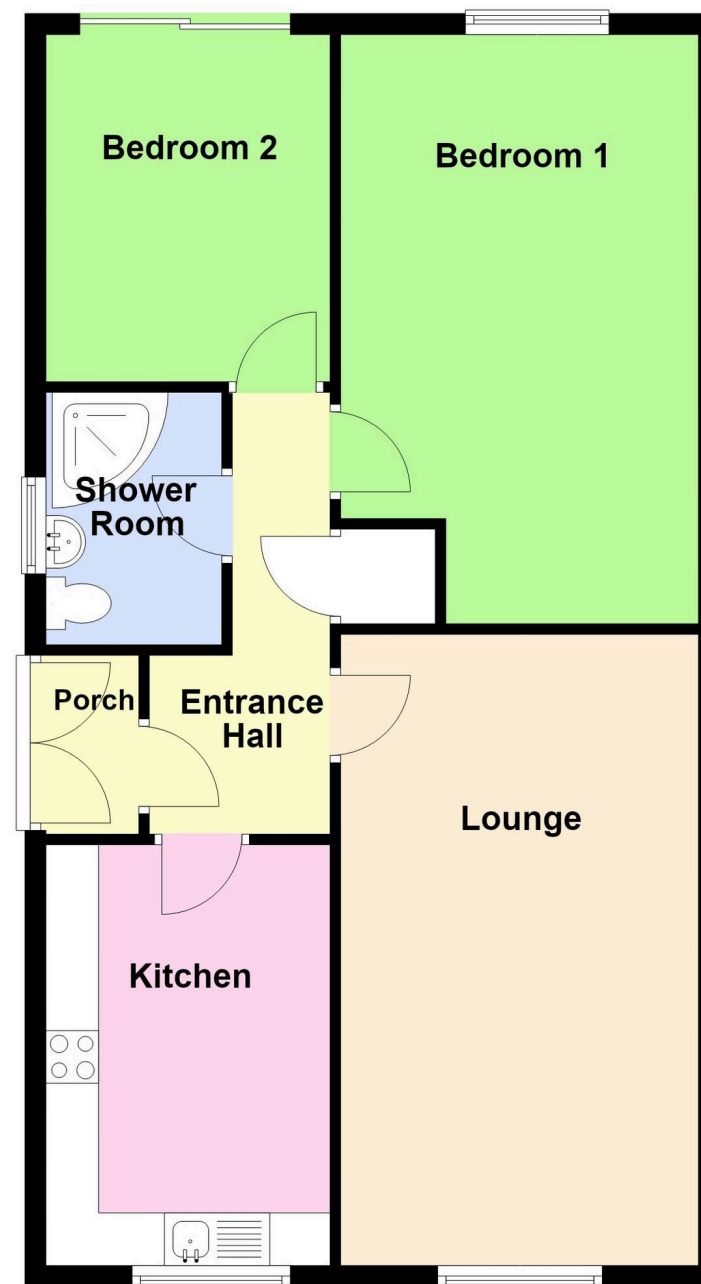
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

Ground Floor

Approx. 71.3 sq. metres (767.9 sq. feet)



Total area: approx. 71.3 sq. metres (767.9 sq. feet)



ACCOMMODATION

Entrance is on the side elevation via an:-

ENCLOSED PORCH

With pvc entrance door, tiled floor, inner pvc glazed door with side screen to the:-

HALLWAY

With radiator, built in airing cupboard housing the hot water cylinder, access to roof space.

KITCHEN

12' 10" x 8' 2" (3.92m x 2.48m)

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset composite sink unit with mixer tap over, space and plumbing for washing machine, tall unit with built in eye level oven, 4 ring gas hob with extractor hood above, floor standing gas central heating boiler, radiator.

LOUNGE

19' 7" x 11' 7" (5.97m x 3.52m)

With pvc window to the front elevation, 2 radiators.

BEDROOM 1

18' 1" x 10' 11" (5.51m x 3.32m)

With pvc window to the rear elevation, radiator.

BEDROOM 2

11' 0" x 8' 10" (3.35m x 2.70m)

With pvc patio doors to the rear garden, radiator.

SHOWER ROOM

7' 9" x 5' 6" (2.37m x 1.67m)

With corner shower enclosure with direct shower, pedestal hand basin, W.C, tiled walls and floor, radiator, opaque pvc window to the side elevation.



OUTSIDE

To the front is a low brick wall with gravelled bed and lawned garden. A concrete drive to the side leads to the:-

GARAGE

With electric roller shutter door, door to the side garden.

REAR GARDEN

To the rear is a part covered seating area with direct access from the 2nd bedroom. Steps leads up to to a pretty tiered garden which includes lawn, gravelled beds with inset shrubs and further steps to a gravelled terrace.

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 and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band B – 2026/27 – £1770

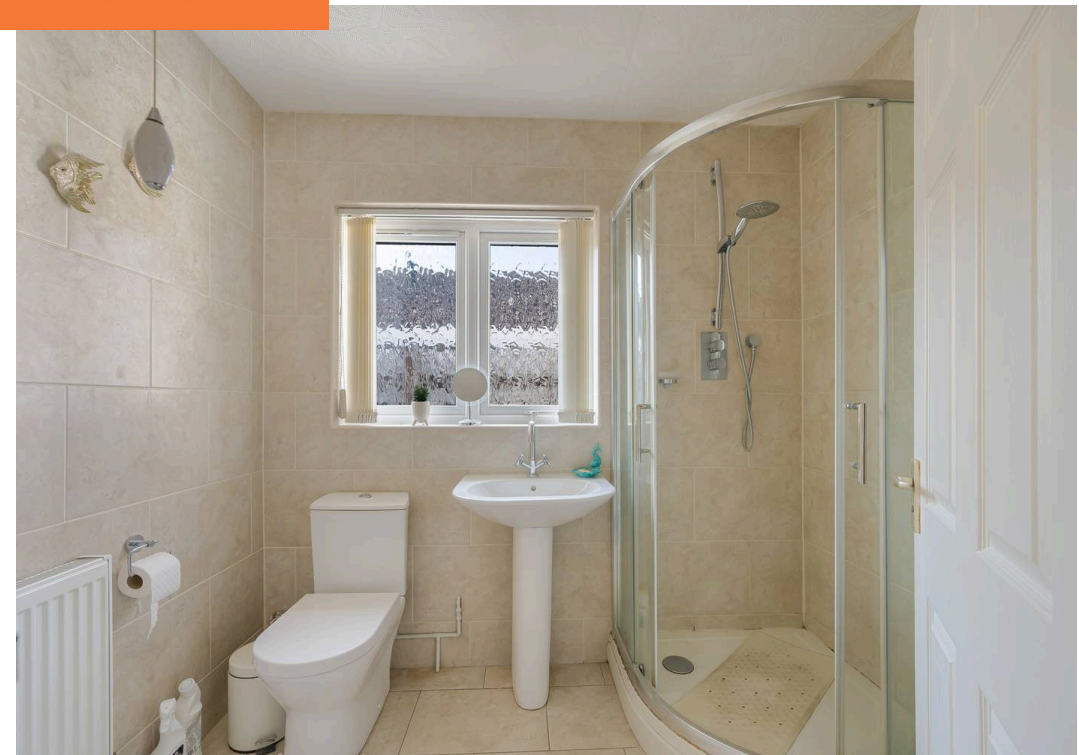
AGENTS NOTES

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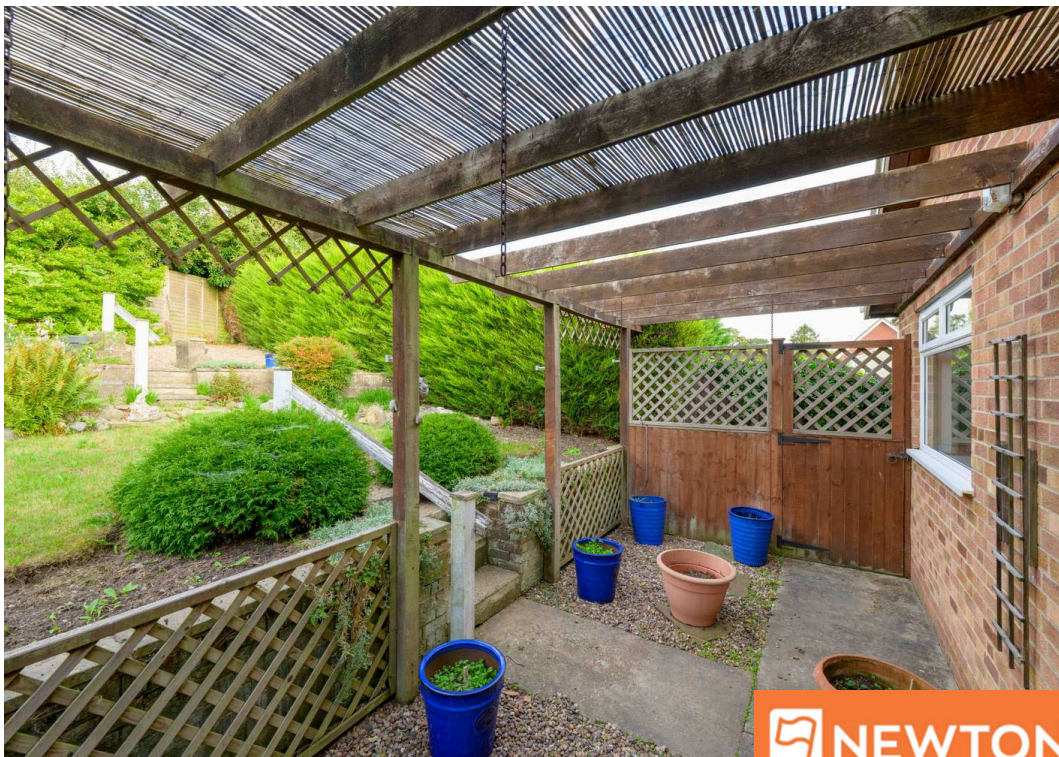
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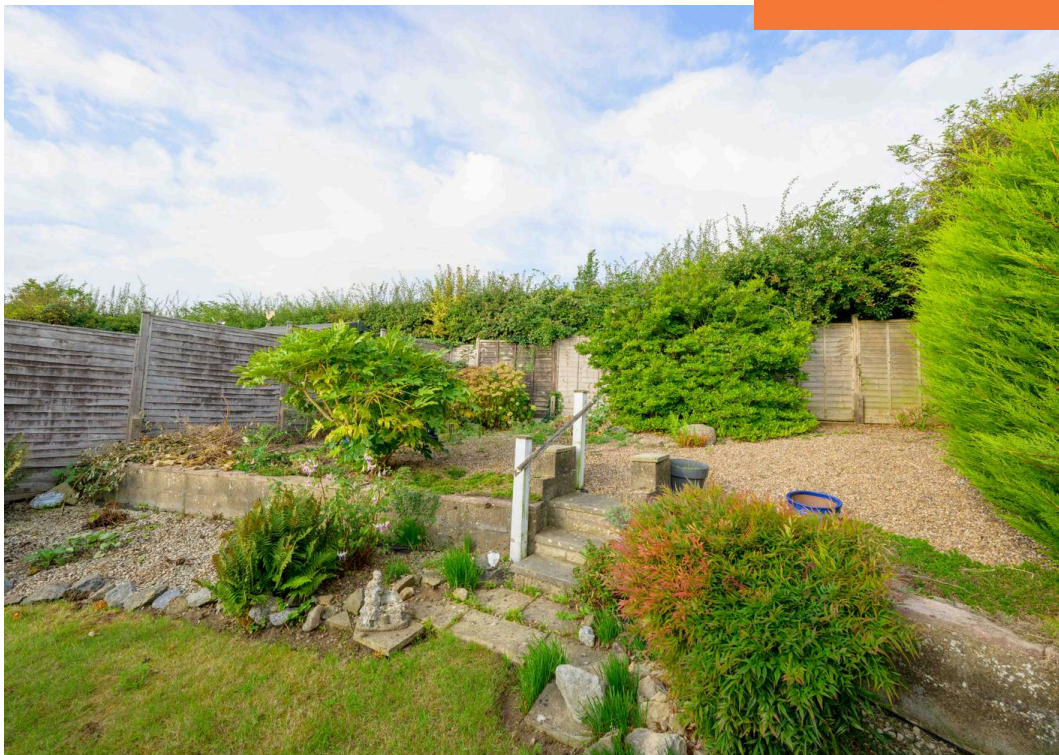


ANTI-MONEY LAUNDERING REGULATIONS

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