



**OXFORD**  
FAMILY ESTATES



## 5 Fairfield Avenue, PE24 5SB

**£100,000**

- \*NON STANDARD CONSTRUCTION\*
- Ideal For Anyone Downsizing
- 2 Bedrooms
- Close to Village Centre
- Short Distance to Beach

- Refurbishment Required
- Detached Bungalow
- Corner Plot
- Access to main bus routes
- Phone Lines Open 8am-8pm(7 Days a Week)

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**Property Type:** Detached Bungalow



**Council Tax Band: A**

**Tenure: Freehold**

Oxford Family Estates are pleased to bring onto the market this **NON STANDARD CONSTRUCTION** Detached 2 Bedroom Bungalow within easy reach of shops and bus routes, refurbishment required but would be an Ideal home for someone or if your looking to down size and enjoy life in a coastal village. The property is in easy reach of the sea front ,local shops, pub and bus routes.

### **Kitchen & living space**

Ample sized kitchen extended to create space for a dining area with 4 seater dining table. Currently fitted with a range of wall and base units with a gloss cream finish. Free standing electric oven and hob.stainless steel sink. Go through to the long lounge with dual aspect double glazed windows and another Upvc entry door. Two storage heaters and electric fireplace.



### **Bedrooms & shower room**

Two bedrooms situated to the front providing a double and single room, serviced with electric heating. The nearby shower room has a corner shower cubicle with Triton electric shower, low level toilet, pedestal sink and electric heated towel rail. Airing cupboard housing the hot water cylinder. Full tiled floor and walls. Loft access.



## Exterior & Garden

Gated front with a mixture of fencing and hedges, leads to a rubber crumb drive up to the garage. The garage has large double wooden doors, power and lighting. To the rear of the garage is an additional utility/storage room with power and lighting. The Front garden wraps around to the side and south facing elevation for sunshine all day.

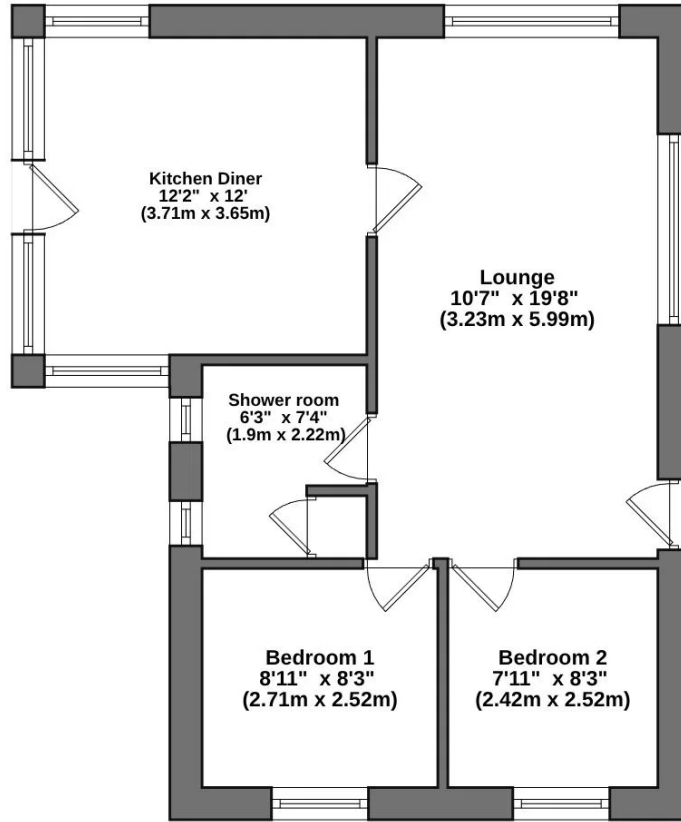
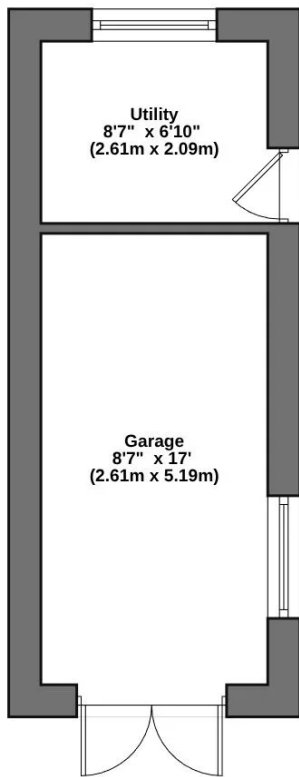
## Chapel St Leonards

Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades.

During the summer months it benefits greatly from tourists creating a lovely vibrant atmosphere.

The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs. There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.





The floorplan is for layout purposes only and should not be used for structural purposes. Maximum room dimensions shown.

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<https://oxfordestates.co.uk/>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			66
(39-54) <b>E</b>			
(21-38) <b>F</b>		36	
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

