



**OXFORD**  
FAMILY ESTATES



## 32 Brian Avenue, Skegness, PE25 2DF

**£120,000**

- Detached Bungalow
- Secluded End Position
- Low maintenance garden
- Needs Updating
- Lots of potential
- 1 Bedroom
- Conservatory
- Shed
- Ideal First Time Buyer
- Phone Lines Open 8am-8pm (7 Days a Week)

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

**Property Type:** Detached Bungalow



**Council Tax Band: B**

OXFORD FAMILY ESTATES are pleased to bring to the market this 1 bed detached bungalow in the popular resort of SKEGNESS. Ideal FIRST TIME BUY or Someone looking to DOWNSIZE or an investment opportunity. This property has lots of potential both inside and out to become a cosy comfortable home. Well worth a viewing to appreciate size and location.

**Hallway** 3.26m x 1.76m (10'8" x 5'9")

Enter the property through an obscure half glazed UPVC door into the hallway. The hallway has a UPVC window to the side elevation. There is an ATC Electric heater, doors off to all rooms and loft access.

**Kitchen** 3.87m x 3.08m (12'8" x 10'1")

Enter through half glazed door, UPVC window to front elevation with Elnur Gabarron Electric heater. With units to waist and eye level with inset sink. Plumbing for a washing machine and space for the fridge freezer. There is a built in cupboard housing the hot water tank. Flooring is set with tiles, and the fuse box is set above units.

**Bedroom** 3.48m x 3.08m (11'5" x 10'1")

Enter the bedroom through a half glazed door, with UPVC glazed window to the rear elevation. With Elnur Gabarron electric heater.

**Bathroom** 2.46m x 1.76m (8'0" x 5'9")

Enter through an obscure half glazed glass door. Fitted with a 3 piece suite consisting of low level wc, pedestal sink and bath with electric Mira shower. There is a heated towel rail and Dimplex electric wall heater. Single glazed wood framed window which faces into the conservatory.

**Lounge** 4.68m x 3.03m (15'4" x 9'11")

Wall mounted feature electric fire with a stone hearth. UPVC glazed window to front elevation. Electric Elnur Gabarron heater. A sliding patio door with security screen leads into the conservatory.

**Conservatory** 4.40m x 1.40m (14'5" x 4'7")

Single glazed wooden framed construction conservatory. French doors lead out to the garden.



## Outside

The front garden is slabbed and gravelled with an assortment of shrubs, there is a gate giving access to the rear garden.

The rear garden has a slabbed patio area with a decorative low wall separating the gravelled area of the garden which has brick raised beds. There is also a shed in the corner of the garden.

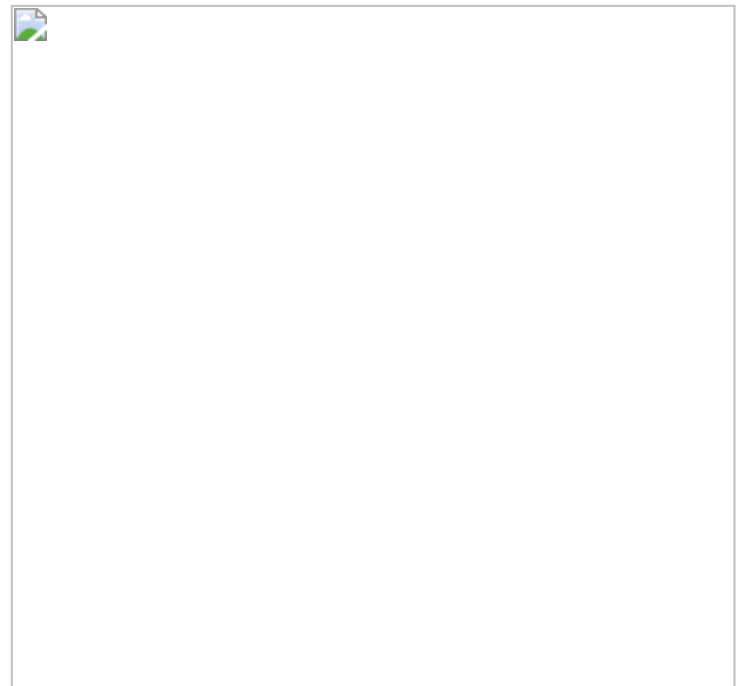
## SKEGNESS

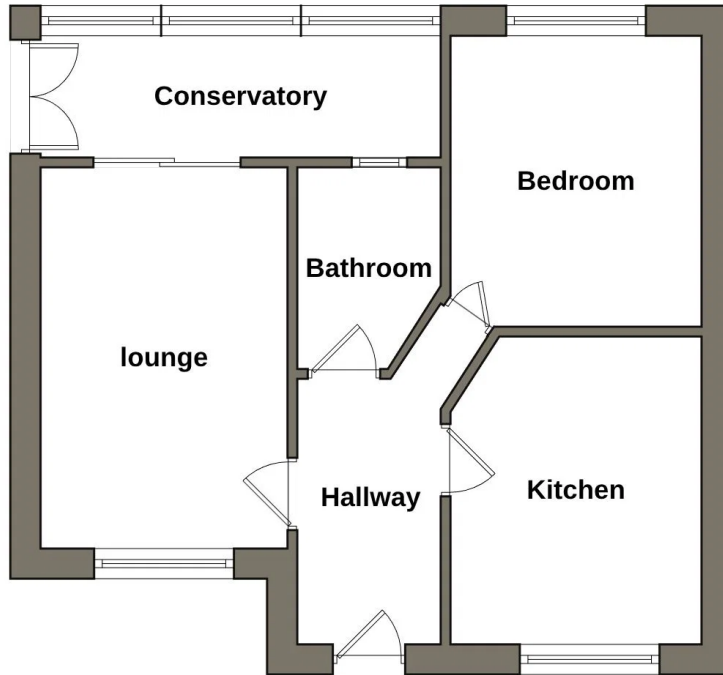
Skegness is a large seaside resort on the east coast of Lincolnshire with lovely sandy beaches with a blue flag award and a pier. It attracts visitors all year round with all its attractions and investments by some major hotel chains.

It is a large town with a population of around 22 thousand that has all the shops and amenities that you would expect.

There are various residential areas offering a wide range of different properties including bungalows, houses and flats.

The area is popular with families and those wanting to retire to the coast.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	29	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

