



**OXFORD**  
FAMILY ESTATES



## 82 Grosvenor Road, PE25 2DG

**£175,000**

- No Chain
- Seperate Downstairs Toilet
- Kitchen and Seperate Dining Room
- Move In Ready With New carpets Throughout
- Close To Shop, Schools, Buses, Trains.
- 4 Bedrooms Including 3 Double Bedrooms
- Ample Offstreet Parking
- Enclosed Backyard
- Central Town Location.
- Phone lines open 8am to 8pm - 7 days

**Bedrooms: 4 | Bathrooms: 1 | Receptions: 2**

**Property Type:** Semi Detached House



NO CHAIN - take a look at this 4 bedroom semi detached house close to the centre of Skegness, with shops, schools and transport connections all nearby. The property benefits from 3 double bedrooms and 1 single, with ample off street parking. There is a separate dining room and downstairs toilet, an enclosed rear garden with a small outbuilding for additional storage. Finished with new carpets throughout, it's ready to move in and put your stamp on. Enquire today to book your viewing.

### Entrance hallway

Feature entrance hallway with Upvc double doors, recessed LED lighting and large tiles flowing from the floor up the back wall.

### Lounge

Bright dual aspect lounge with windows to the front and side. The property benefits from mains gas central heating with radiators in all rooms except the entrance hallway and WC.

### Dining room.

Nice separate dining space or could be used as a 2nd lounge to your requirement. Built in cupboard in the recess next to the old chimney breast housing the Ariston combi boiler.

### Kitchen

Fitted with a range of wall and base units in a gloss white with granite effect worktops and tiled walls. Space and plumbing for washing machine and condenser dryer. With space for tower fridge freezer. Integrated Bush electric oven and Lamona electric hob, with extractor hood fitted above. 1 & 1/2 bowl stainless steel sink under upvc double glazed window to the rear back yard. There is also a large pantry cupboard under the stairs for extra storage.

### WC

Separate downstairs WC, with low level toilet.

### Bedroom 1

Double bedroom. With recessed areas next to the chimney breast and round the stairwell for wardrobes and dressers etc. Upvc double glazed windows to the side and rear.

### Bedroom 2

Double bedroom. With recessed areas next to the chimney breast for wardrobes and dressers etc. Upvc double glazed windows to the front and side elevations.



### Bedroom 3

Double bedroom. With Upvc double glazed window to the front elevation.

### Bedroom 4

Single bedroom with Upvc double glazed window to the rear.

### Bathroom

Fitted with a panel bath, heated towel rail, pedestal sink and low level toilet with wood effect vinyl flooring and tiled splash backs.

### Outside

To the front of the property is a low brick wall leading to the double front door. At the rear of the property there is a wooden fence enclosing the courtyard and an outside storage cupboard.

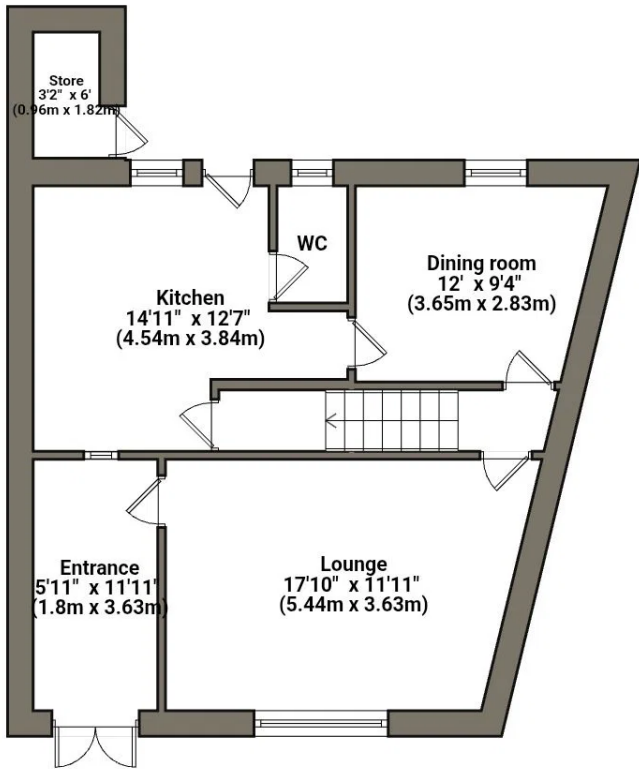
### Skegness

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.

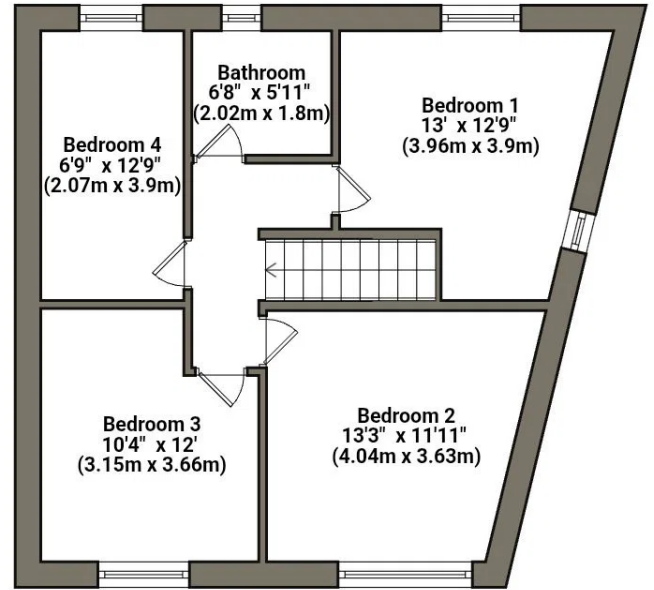
It is a large town with a population of around 22 thousand that has all the shops and amenities that you would expect.

There are various residential areas offering a wide range of different properties for all tastes. The area is popular with families and those wanting to retire to the coast.





Ground Floor



First Floor

Floor plan is indicative of layout only and should not be used for structural purposes.  
Maximum room dimensions shown.

## Energy Efficiency Rating

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

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