



Brian Avenue

Skegness

A well presented and maintained 2 bedroom detached bungalow in a convenient cul-de-sac location close to the town centre & beach. The accommodation comprises Entrance Hall, modern fitted Kitchen, Lounge, Conservatory and modern Bathroom. There are low maintenance front and rear gardens and the property benefits from owned Solar Panels. Viewing is essential.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B





ACCOMMODATION

Entrance is on the front elevation via an open Porch with pvc door with glazed side screen to the:-

HALLWAY

With electric panel heater, access to roof space.

KITCHEN

10' 4" x 9' 4" (3.15m x 2.85m)

Fitted with a modern range of base and wall units, worksurfaces, inset stainless steel sink unit with mixer tap over, built under oven with ceramic hob and tiled splashback, space and plumbing for washing machine and space for a slimline dishwasher, space for fridge freezer, extractor fan, pvc window to the front elevation.

LOUNGE

15' 5" x 10' 4" (4.69m x 3.15m)

With electric panel heater, pvc sliding patio doors leading to the:-

CONSERVATORY

10' 11" x 10' 10" (3.32m x 3.30m)

On a brick based with opaque polycarbonate roof, pvc windows and pvc patio doors opening to the rear garden.



BATHROOM

9' 5" x 5' 1" (2.86m x 1.55m)

Fitted with a panelled bath with electric shower over, vanity unit with inset hand basin, high rise W.C, electric towel radiator, electric wall heater, extractor fan, opaque pvc window to the front elevation.

BEDROOM 1

12' 9" x 9' 5" (3.89m x 2.87m)

With pvc window to the rear elevation, electric panel heater.

BEDROOM 2

12' 2" x 6' 0" (3.70m x 1.82m)

With pvc window to the rear elevation, radiator.

OUTSIDE

To the front is a small garden area with paved paths to the front door. A gated path leads to the enclosed rear garden which is paved for low maintenance. N.B The piece of land at the side looks like it belongs to the bungalow. It is understood to belong to East Midlands Electricity Board and historically who ever lives here has been allowed to park there so long as they leave the end path clear for access to the sub station.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric panel heaters. 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.

COUNCIL TAX

COUNCIL TAX Charging Authority – East Lindsey District Council Band B - 2026/27 - £1804.19

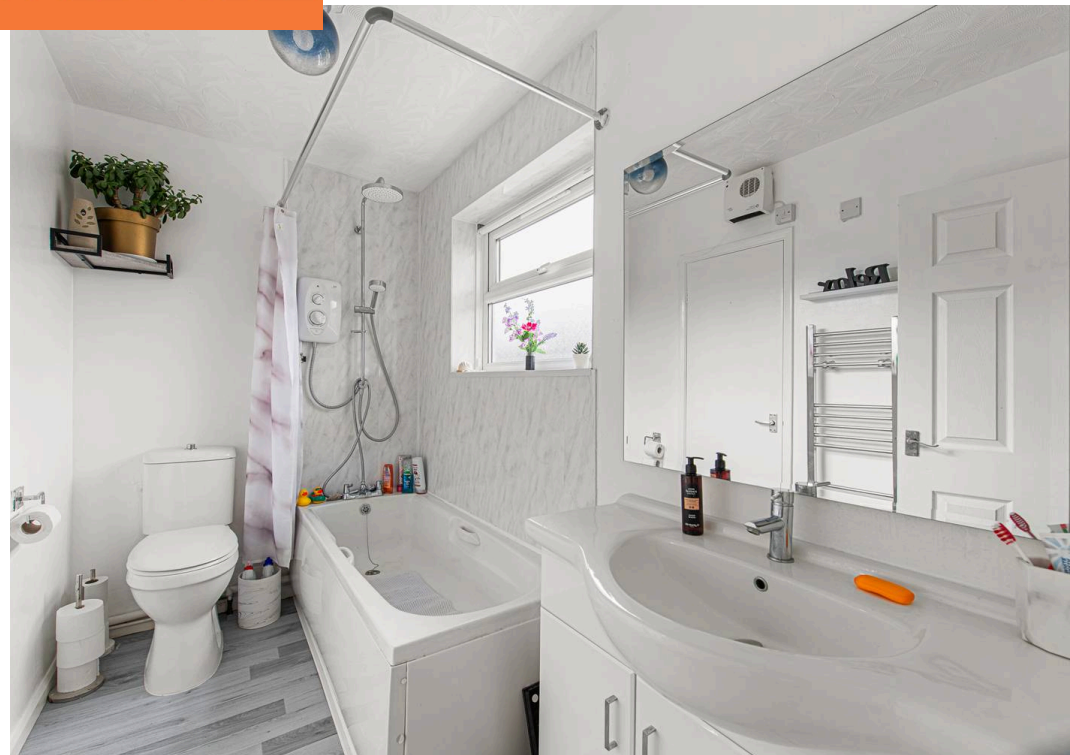
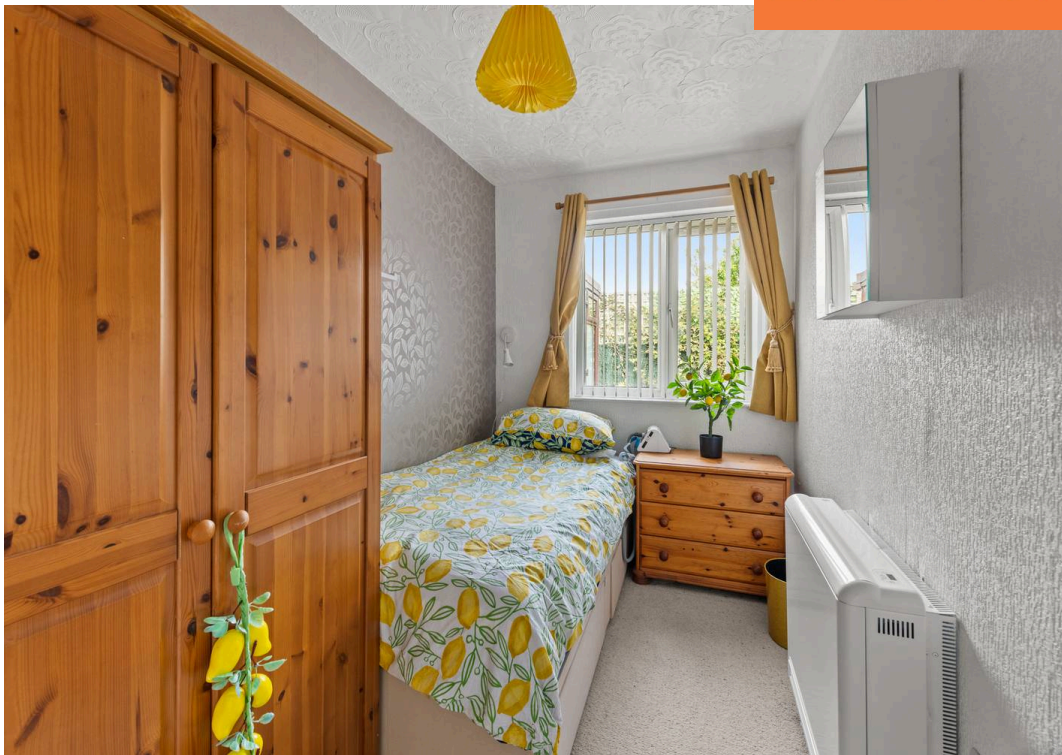
AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



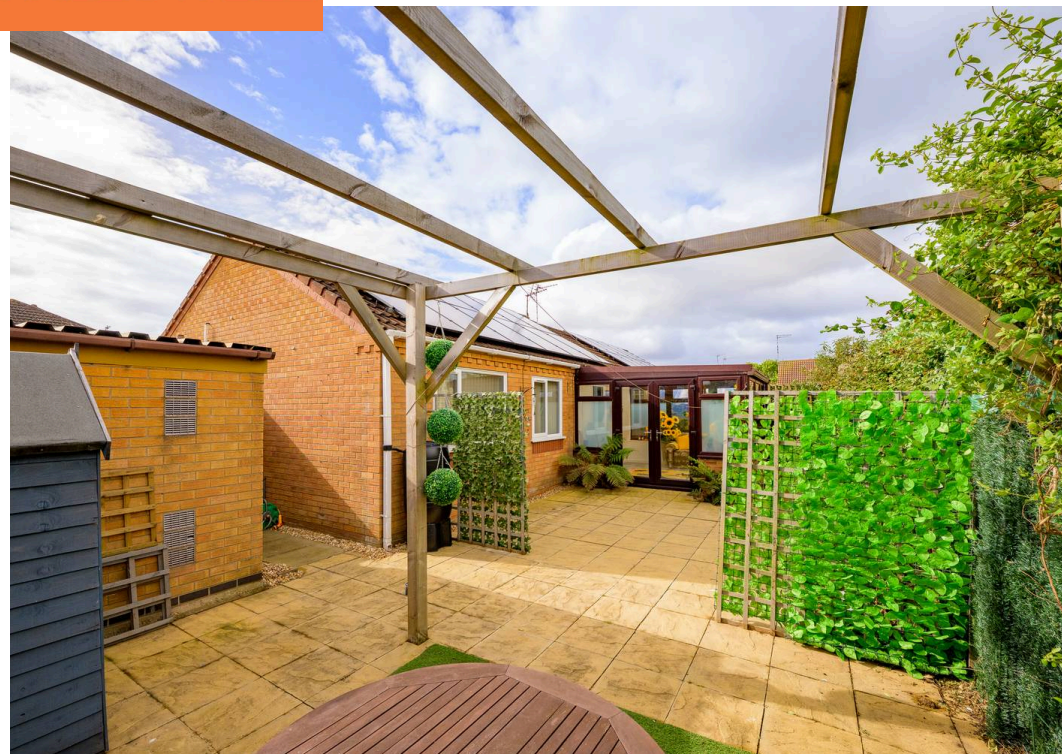


 NEWTON FALLOWELL





 **NEWTON FALLOWELL**



Ground Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



Total area: approx. 65.5 sq. metres (705.3 sq. feet)

ANTI MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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