



 **NEWTON**
FALLOWELL

10 Braceby Road, Skegness – PE25 2BE
£159,950

10 Braceby Road

Skegness

A modern Town House with 2 double bedrooms situated on a popular residential estate close to local shops, schools and doctors surgery. The accommodation comprises Entrance Hall, Lounge, modern Dining Kitchen and W.C. To the first floor are 2 double Bedrooms and a family Bathroom. A block paved frontage provides off road parking with a low maintenance enclosed garden to the rear.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ACCOMMODATION

Entrance is on the front elevation via a composite door to the:-

HALLWAY

With stairs to first floor, radiator.

LOUNGE

15' 3" x 9' 3" (4.66m x 2.82m)

With pvc window to the front elevation, radiator.

DINING KITCHEN

13' 1" x 11' 3" (3.99m x 3.43m)

With a modern range of high gloss base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, built in oven with gas hob and extractor fan above, space and plumbing for washing machine, space for fridge freezer, concealed wall mounted gas central heating boiler, radiator, space for a dining table, pvc french doors into the Conservatory, door to:-

W.C

With WC, handbasin, extractor fan, radiator.

CONSERVATORY

10' 9" x 10' 2" (3.28m x 3.09m)

Of pvc construction with pvc french doors into the rear garden.

1ST FLOOR LANDING

With built in cupboard, access to roof space.

BEDROOM 1

10' 11" x 12' 10" (3.33m x 3.92m)

With pvc window to the rear elevation, radiator.



BEDROOM 2

9' 2" x 5' 8" (2.80m x 1.73m)

With 2 pvc windows to the front elevation, radiator, built in wardrobe over stairs.

BATHROOM

6' 9" x 5' 8" (2.05m x 1.73m)

With bath with direct shower over, WC, pedestal wash basin, heated towel radiator, extractor fan.

OUTSIDE

The front garden is block paved to provide parking. The rear garden is paved and fenced all around with gated access to the rear.

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.

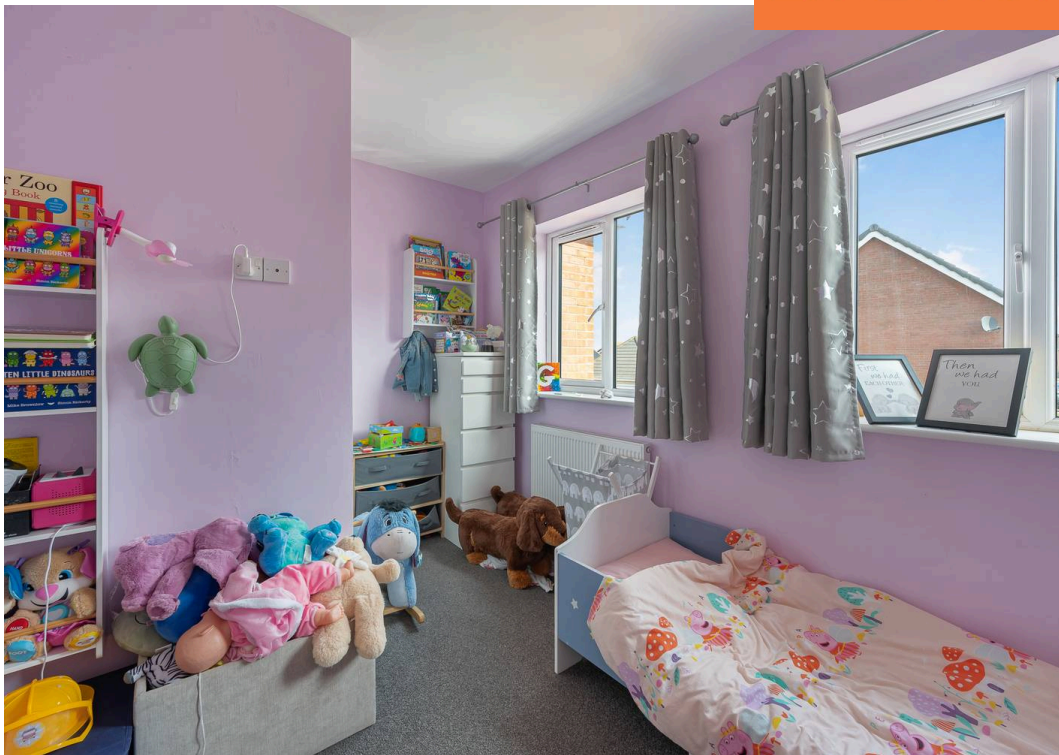
COUNCIL TAX

Charging Authority – East Lindsey District Council Band A – 2026/27 – £1,546.45





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ANTI-MONEY LAUNDERING REGULATIONS

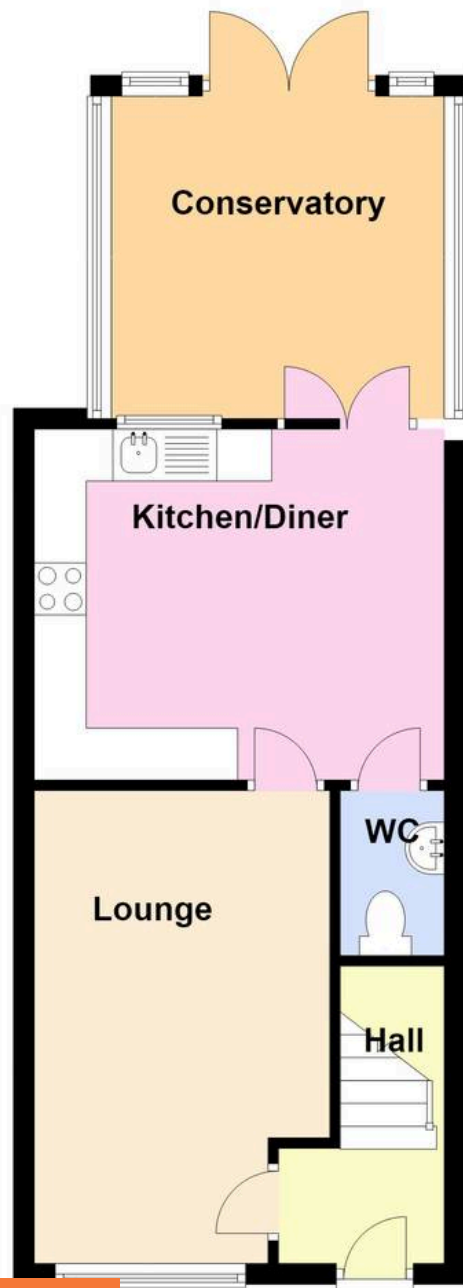
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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.

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.

Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.3 sq. feet)





Newton Fallowell Estate Agents

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