



47 Chapman Avenue,
Burgh Le Marsh, PE24 5LY



£149,950

- NO CHAIN
- GREAT VILLAGE LOCATION
- CLOSE TO AMENITIES
- CONSERVATORY
- LAWNED GARDENS & PARKING
- GAS CENTRAL HEATING
- FREEHOLD
- EPC RATING C



NO CHAIN. A 2 Bedroom End of Terrace House situated in the sought after village of Burgh le Marsh just a short walk to the Market Square and local amenities. The accommodation comprises Kitchen, Lounge and Conservatory to the ground floor with 2 Bedrooms and a Bathroom to the First Floor. The property benefits from pvc double glazing, gas central heating, lawned front and rear gardens and a Parking Space. EPC Rating C

ACCOMMODATION

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

KITCHEN

3.7m x 2.72m (12'1" x 8'11")

Fitted with base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, built under oven with 4 ring gas hob and extractor hood above, appliance spaces, tiled floor, pvc window to the front elevation, radiator, stairs to the first floor.

LOUNGE

3.89m x 3.72m (12'10" x 12'2")

With wooden fireplace surround with inset electric fire, built in cupboard under the stairs housing the wall mounted gas central heating boiler, pvc sliding patio doors to the rear garden.

CONSERVATORY

2.84m x 2.73m (9'4" x 9'0")

Of pvc construction with opaque polycarbonate roof and pvc french doors opening onto the rear garden.

1ST FLOOR LANDING

With radiator, built in cupboard.

BEDROOM 1

3.72m x 2.88m (12'2" x 9'5")

With pvc window to the rear elevation, radiator.

BEDROOM 2

2.66m x 2.26m (8'8" x 7'5")

With pvc window to the front elevation, radiator.

BATHROOM

2.22m x 1.69m (7'4" x 5'6")

With panelled bath with hand shower attachment and screen over, pedestal hand basin, W.C, part tiled walls, heated towel radiator.

OUTSIDE

To the front is a lawned garden with paved path to the front door.

A gate to the side of the house leads to the rear garden with paved seating area adjacent to the Conservatory and steps upto a terraced lawned garden.





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 - 2025/26 - £1,472.84

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, 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

Under the terms of the Estate Agency Act we advise that the vendor is a relative of an employee of Newton Fallowell Estate Agents.

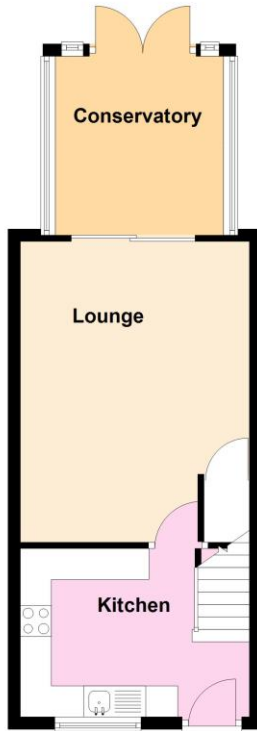
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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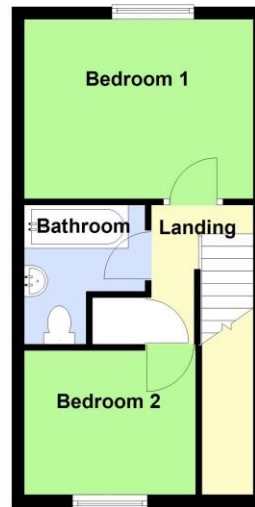


Floorplan

Ground Floor
Approx. 36.5 sq. metres (393.3 sq. feet)



First Floor
Approx. 28.0 sq. metres (301.6 sq. feet)



Total area: approx. 64.6 sq. metres (694.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk