

Buy. Sell. Rent. Let.



39 Brunswick Drive, Skegness, PE25 2QT



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£130,000

When it comes to
property it must be


lovelle

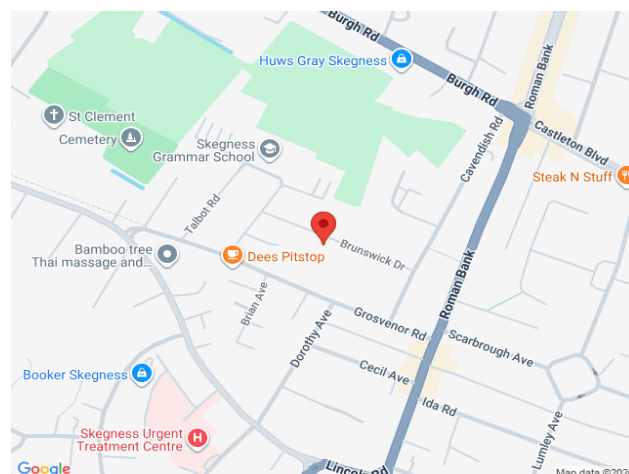


£130,000

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Key Features

- NO ONWARD CHAIN
- Will Require a scheme of Upgrading
- Three Bedrooms and Upstairs Bathroom
- Ideal Investor/First Time Buyer Opportunity
- Enclosed Rear Garden
- Lounge and Dining Room
- EPC rating D
- Tenure: Freehold



Presented to the market is this semi-detached house, offering a valuable opportunity for investors and first-time buyers alike. Set out across two storeys, the property comprises three bedrooms, providing comfortable size accommodation suited to a range of living arrangements. The home further benefits from an upstairs bathroom for family convenience. The ground floor presents two public rooms; a lounge and dining room, adaptable for daily living and dining requirements, with kitchen off.

Additional features include a rear garden, complete with a shed for storage or hobby needs. On-street parking facilities are available. Offered with no onward chain, the property enables a straightforward and timely transaction process. Please note, a scheme of upgrading is required, representing an excellent chance for buyers to personalise and add value to the property to suit individual tastes and requirements.

Situated in Skegness, the property is well positioned to benefit from the amenities, leisure opportunities, and transport connections the area provides. Primary and secondary schools across the road and around the corner. Skegness is known for its coastal location, featuring a range of local shops, educational establishments, and recreational facilities within easy reach, ensuring residents are well catered for in terms of convenience and lifestyle.

Hall

Entered via UPVC front door, with stairs to the first floor, understairs cupboard, doors to;

Lounge

4.22m x 3.15m (13'10" x 10'4")

With UPVC bay window to the front aspect, radiator, electric fire.

Dining Room

4.24m x 2.97m (13'11" x 9'8")

With UPVC window to the rear aspect, radiator, fitted storage cupboard, door to;

Kitchen

3.19m x 1.93m (10'6" x 6'4")

With UPVC window and door to the rear garden, fitted with a range of base and wall cupboards with worktops over, inset stainless steel sink, space for cooker, space for washing machine, Vaillant boiler.

Landing

With UPVC window to the side aspect, access to loft via hatch, doors to;

Bathroom

2.91m x 1.95m (9'6" x 6'5")

With UPVC window to the rear aspect, with high flush WC, wash hand basin, bath, radiator, storage cupboard housing the hot water tank.

Bedroom One

4.23m x 3.45m (13'11" x 11'4")

With UPVC window to the rear aspect, radiator.

Bedroom Two

4.24m x 3.43m (13'11" x 11'4")

With UPVC window to the front aspect, radiator.

Bedroom Three

2.54m x 1.96m (8'4" x 6'5")

With UPVC window to the front aspect, radiator.

Outside

With access from the front via the side to the rear garden. Enclosed by fencing, with brick shed and comprising of lawn with boarder and footpath.

Services

We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Within half a mile of the town centre and close to primary and secondary schools.

Directions

From our office on Roman Bank proceed north and turn left onto Grosvenor Road. Take the first turning right onto Cavendish Road and the next left turn onto Brunswick Drive and the property will be found on the left hand side marked by our for sale board.

NB

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source-of-funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs however from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) a total cost of £58.80 to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

Material Information Data

Tenure: Freehold
Council tax band: A
EPC rating: D
Semi Detached standard brick and block construction
3 bedrooms, 1 bathroom
Accessibility adaptations: None
Loft: Not known
Outside areas: Front garden and Rear garden
Spray foam insulation; not known
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: on road
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
Tree preservation order; not known
No environmental risks recorded
No specialist issues recorded
Onward chain: no

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

View

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

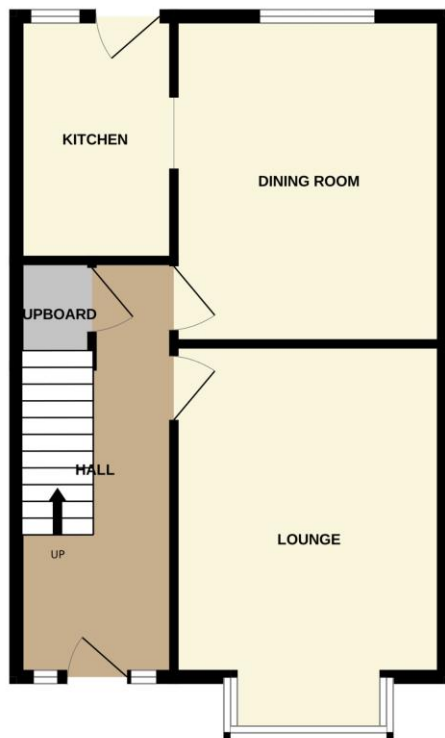
Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

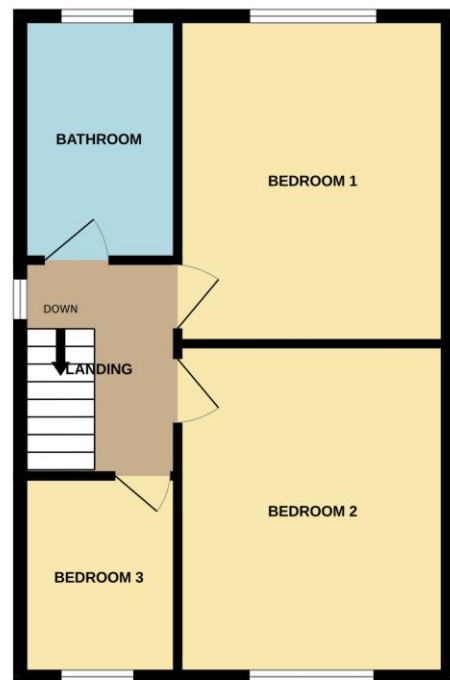
Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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