



 **NEWTON**
FALLOWELL

45 Skegness Road, Burgh Le Marsh – PE24 5LL

Guide Price £125,000

45 Skegness Road

Burgh Le Marsh, Skegness

Being Sold via Secure online bidding. Terms & Conditions apply. Starting Bid £125,000.

NO CHAIN. GREAT INVESTMENT OPPORTUNITY. A 3 Bedroom Detached Bungalow with Porch, Hallway, Lounge, Kitchen, Utility Room, Snug, Bathroom, WC. Good sized rear garden and driveway providing parking for several vehicles. EPC Rating D

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

PORCH

With entrance door and pvc door leading into the Hallway.

HALLWAY

With access to loft space, radiator, hand rails.

LOUNGE

11' 10" x 12' 2" (3.60m x 3.70m)

With radiator, shelving, walk-in pvc bay window to the front elevation.

BEDROOM 2

12' 1" x 12' 6" (3.68m x 3.80m)

With radiator, walk-in pvc bay window to the front elevation.

BEDROOM 1

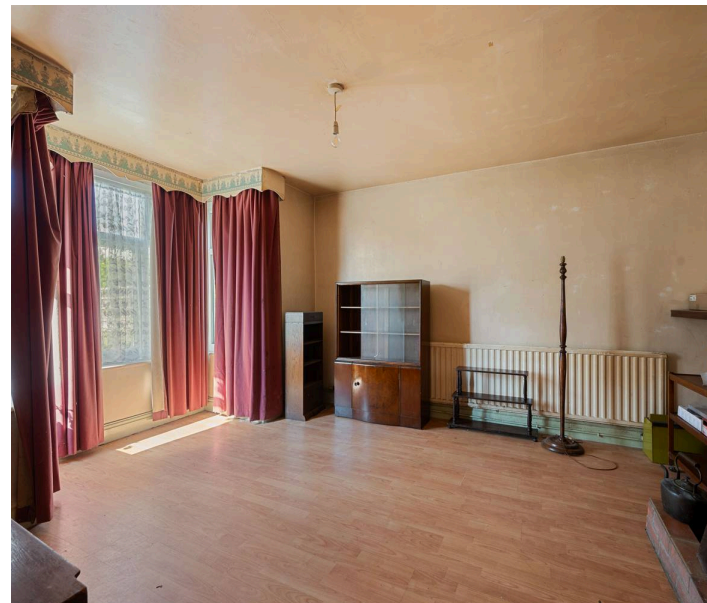
12' 10" x 15' 8" (3.92m x 4.77m)

With radiator, pvc doors leading out to the side elevation.

BEDROOM 3

13' 1" x 12' 2" (4.00m x 3.70m)

With radiator, pvc windows to the side and rear elevation.



UTILITY ROOM

4' 7" x 8' 4" (1.40m x 2.54m)

With radiator, pvc window to the side elevation.

BATHROOM

8' 2" x 8' 4" (2.50m x 2.54m)

With bath, shower enclosure, WC with hand rail, pedestal wash basin, radiator, opaque pvc window to the side elevation.

KITCHEN

8' 2" x 11' 5" (2.50m x 3.49m)

With wall and base units with worksurfaces and tiled splashbacks, sink unit with mixer tap, built in double oven and hob.

SNUG

7' 10" x 11' 5" (2.40m x 3.49m)

With radiator, 2 pvc windows to the rear elevation.

HALLWAY

With 2 pvc doors leading into the rear garden and WC.

WC

With toilet and pedestal wash basin, pvc window to the rear elevation.

OUTSIDE

The front garden is block paved providing parking for several vehicles. The rear garden is fenced all around, gravel chipped and shrubbery.

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 B - 2026/27 - £1,804.91



AUCTIONEERS COMMENTS

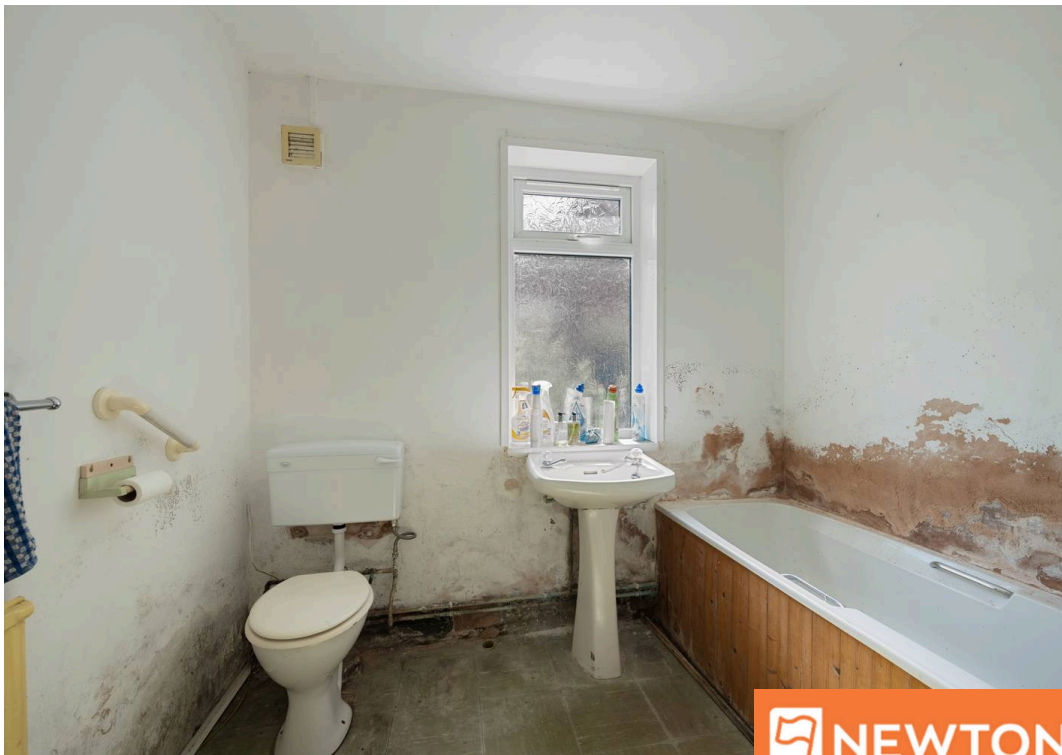
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

AUCTIONEERS ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



 **NEWTON FALLOWELL**



Ground Floor

Approx. 111.4 sq. metres (1199.3 sq. feet)



Total area: approx. 111.4 sq. metres (1199.3 sq. feet)

Newton Fallowell Estate Agents

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