



36 Cavendish Road

Skegness, Skegness

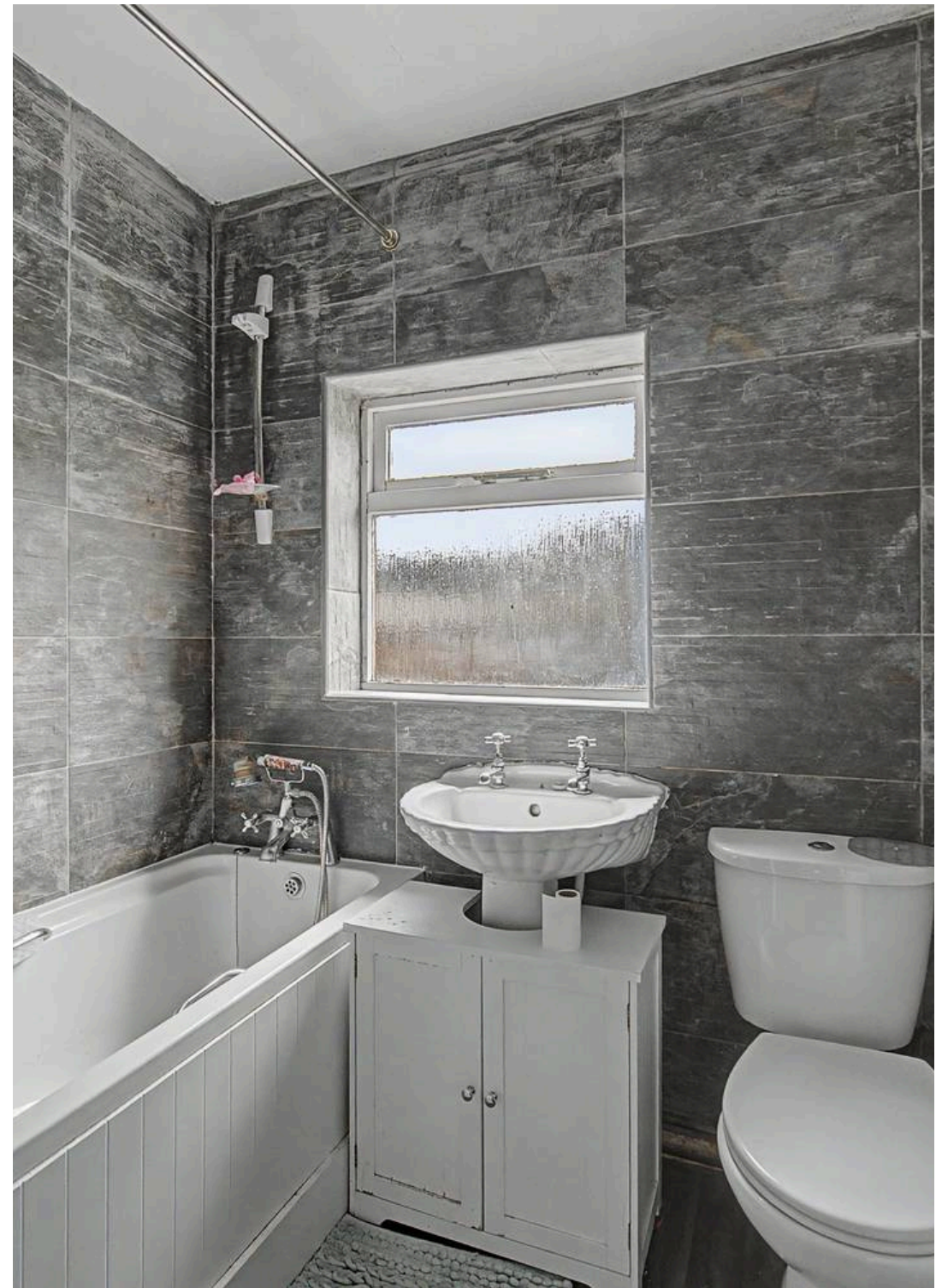
NO CHAIN. A 3 Bedroom Detached house close to the town centre an schools. The accommodation comprises Entrance Hall, Lounge, Dining Room, Bathroom and large Attic Room. There are enclosed gardens to the front and rear. The property benefits from gas central heating.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





ACCOMMODATION

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

HALLWAY

With tiled floor, radiator, stairs to first floor.

LOUNGE

14' 0" x 11' 1" (4.26m x 3.38m)

With walk in pvc bay window to the front elevation, radiator, stone fireplace with open fire, faux beams to ceiling.

KITCHEN

12' 10" x 6' 8" (3.90m x 2.04m)

With base and wall units, worksurfaces with tiled splashbacks, sink unit with mixer tap over, space and plumbing for washing machine, electric cooker point with extractor hood above, wall mounted gas central heating boiler, tiled floor, pvc window to the rear elevation, door to:-

DINING ROOM

13' 1" x 10' 1" (3.98m x 3.08m)

With brick fireplace with open fire, pvc door with glazed side panel opening onto the rear garden, radiator.



1st FLOOR LANDING

With pvc window to the side elevation, radiator.

BATHROOM

7' 9" x 6' 7" (2.35m x 2.01m)

With with with shower over, pedestal hand basin, W.C, part tiled walls, radiator, opaque wooden window to the rear elevation.

BEDROOM 1

13' 0" x 10' 3" (3.97m x 3.13m)

With pvc window to the rear elevation, radiator.

BEDROOM 2

3' 3" x 10' 2" (0.99m x 3.11m)

With pvc window to the front elevation, radiator.

BEDROOM 2

3' 3" x 10' 2" (0.99m x 3.11m)

With pvc window to the front elevation, radiator.

BEDROOM 3

10' 0" x 6' 8" (3.05m x 2.03m)

With pvc window to the front elevation, radiator, built in cupboard over the stair bulkhead, door with stairs leading to:-

ATTIC

With pvc window to the rear elevation, reduced ceiling height.

OUTSIDE

To the front is a small garden area enclosed by a picket fence with handgate to the front door. The rear garden is enclosed with concreted and decked areas.

TENURE

Freehold.

SERVICES

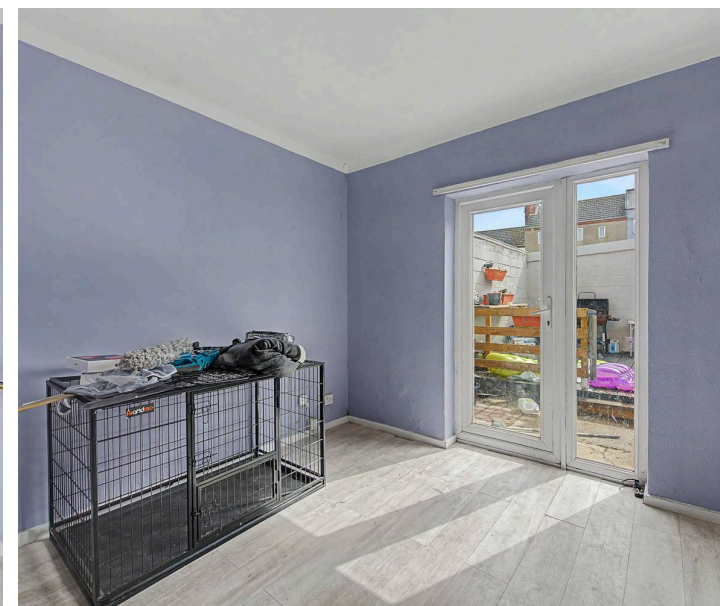
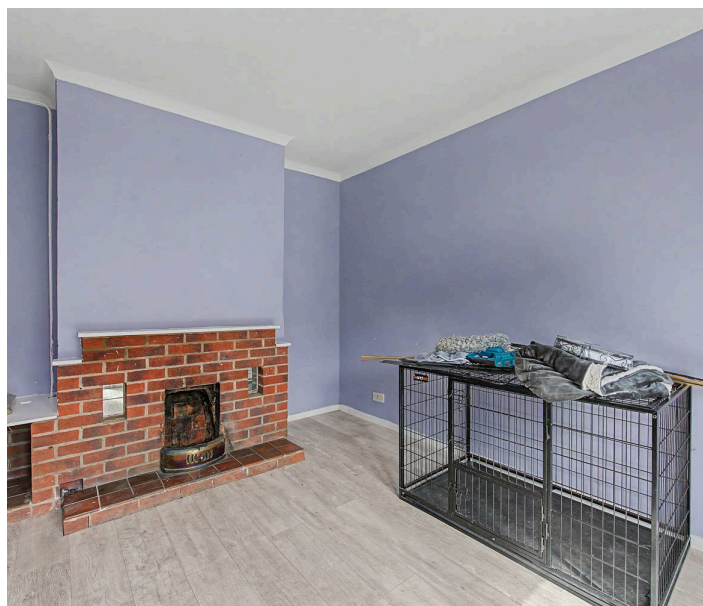
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

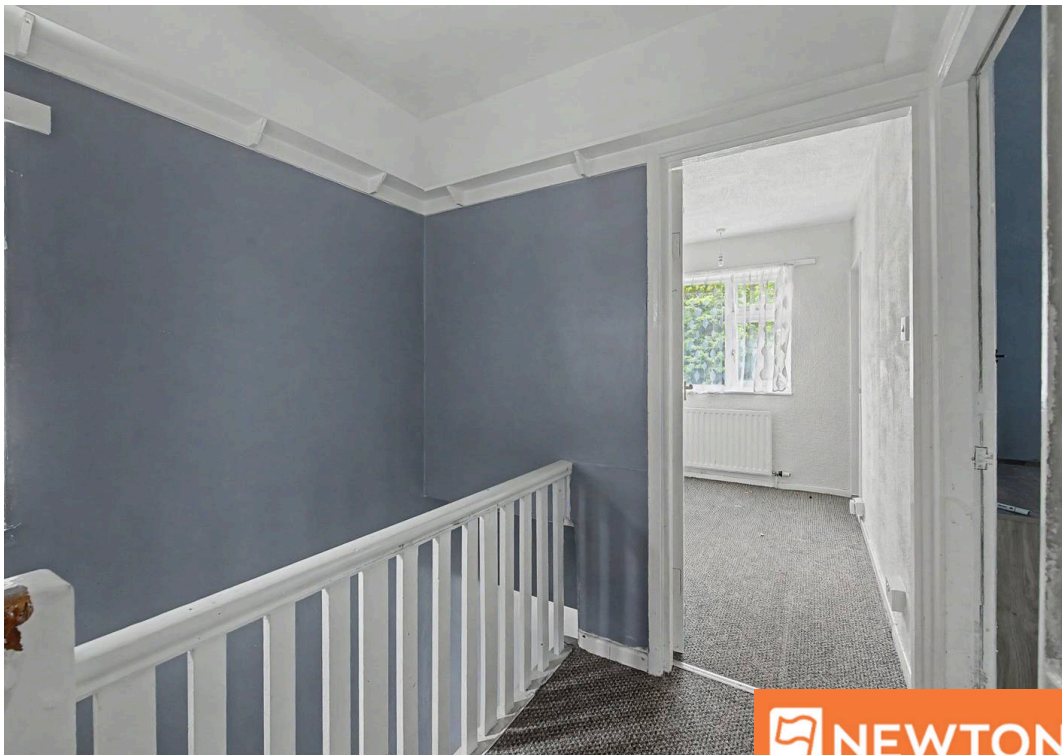
VIEWING

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 – £1804.19





 **NEWTON FALLOWELL**





ANTI MONEY LAUNDERING REGULATIONS

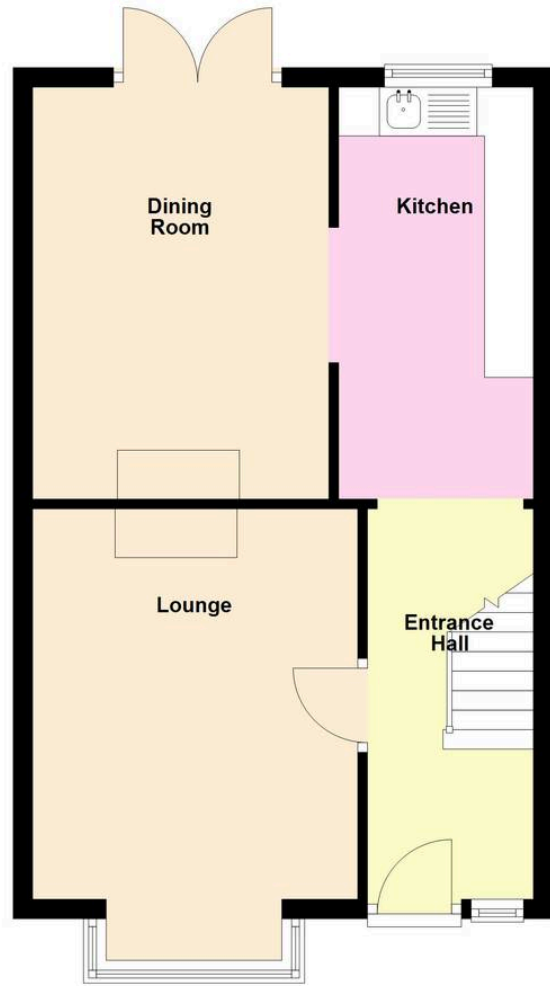
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once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

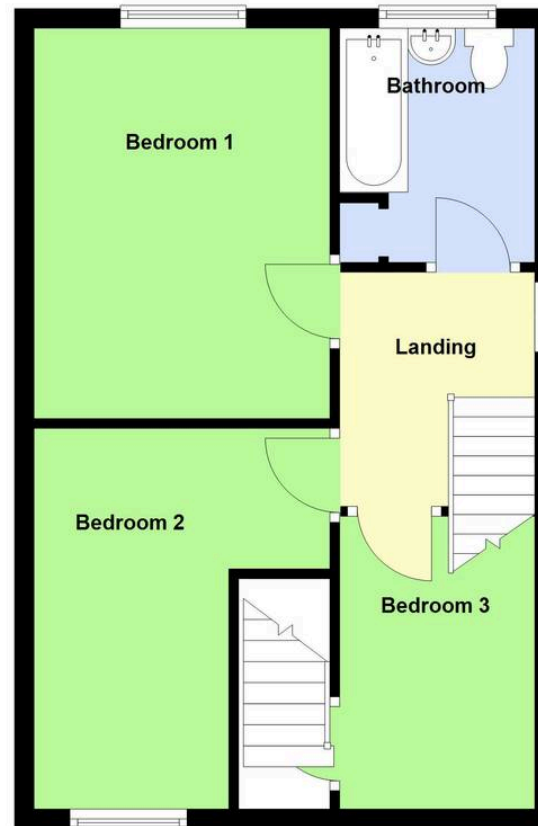
Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



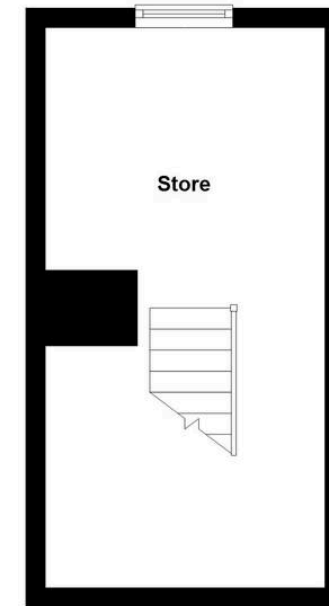
First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Second Floor

Approx. 16.4 sq. metres (177.0 sq. feet)



Total area: approx. 100.8 sq. metres (1084.6 sq. feet)

Newton Fallowell Estate Agents

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