

Buy. Sell. Rent. Let.



8 Briar Close, Skegness, PE25 3QB



3



1



2

£200,000

When it comes to  
property it must be

  
lovelle



£200,000



- Key Features**
- NO ONWARD CHAIN
  - Renovation Project
  - Three Bedrooms
  - Driveway and Garage

- Ensuite to Master Bedroom
- EPC rating D
- Tenure: Freehold





## Entrance

Entered via UPVC door to hall, with stairs leading to the first floor, doors to;

## Lounge

4.71m x 3.62m (15'6" x 11'11")

With UPVC bay window to the front aspect and additional UPVC window to the front, radiator, stone hearth with surround ( could possible be used as an open fire if opened up)

## Shower Room

2.97m x 1.64m (9'8" x 5'5")

With two UPVC windows to the side aspect, wash hand basin, low level WC, shower cubicle, storage cupboard, radiator.

## Dining Room

3.13m x 2.44m (10'4" x 8'0")

With radiator, under stairs storage cupboard, further storage cupboard to alcove, open to kitchen.

## Kitchen

2.74m x 2.63m (9'0" x 8'7")

With UPVC window to the rear aspect, fitted with range of base and wall cupboards with worktops over, inset stainless steel sink, space for fridge freezer, space for cooker, door to;

## Utility

1.79m x 1.68m (5'11" x 5'6")

With worktop with space for under counter washing machine, space for tumble dryer, Ideal Boiler.

## Landing

With access to loft, doors to;

## Bedroom One

3.61m x 3.14m (11'10" x 10'4")

With UPVC bay window to the front aspect, radiator, door to ensuite;

## Ensuite

3.61m x 1.12m (11'10" x 3'8")

With UPVC window to the front aspect, shower cubicle, low level WC, wash hand basin, storage cupboard.

## Bedroom Two

3.95m x 2.42m (13'0" x 7'11")

With UPVC window to the rear aspect, radiator, fitted cupboard.

## Bedroom Three

2.97m x 2.18m (9'8" x 7'2")

With UPVC window to the rear aspect, radiator.

## Outside

To the front has a small wall as boundary, with flower borders, concrete driveway leading to the garage. To the rear is an enclosed low maintenance garden with raised beds, shrubs, patio, greenhouse and decking.

## Garage

With Asbestos roof, personnel door, power and light, barn doors.

## Services

The property has mains, water, sewerage and electricity and gas central heating. 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

Located in a popular part of town just half a mile of the town centre, bus and railway stations and supermarkets. There is a handy parade of shops on Drummond Road also under half a mile away. Pubs and takeaways are also nearby and and of course walking distance from the wonderful sandy beach!

## Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. At the traffic lights turn left onto Sandbeck Avenue. Take the second right onto Briar Way and then the next left into into Briar Close where the property will be found a marked by our for sale board.

## Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/5P9dLiowRZNWcB3oLBioHb/view>

## Material Information Data

Tenure: Freehold

Council tax band: B

EPC rating: D

Semi-detached house, standard construction

Accessibility adaptations: None

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE great





Parking: Garage, Driveway, and Off Street  
Not a listed building  
Not in a conservation area  
No tree preservation order  
No environmental risks recorded

### Local Authority

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

### Viewing

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

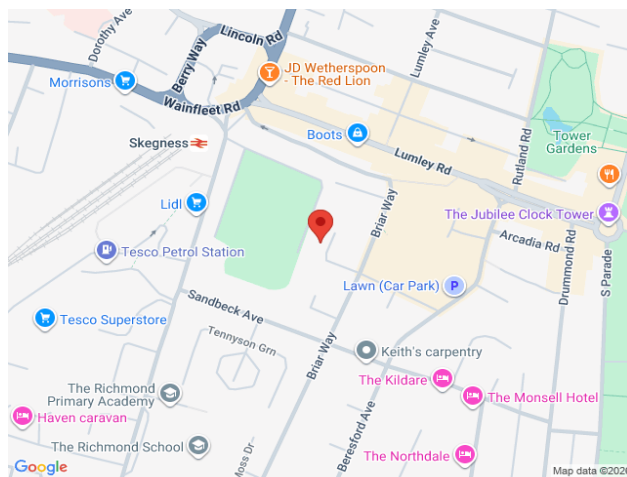
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

## Agents Notes

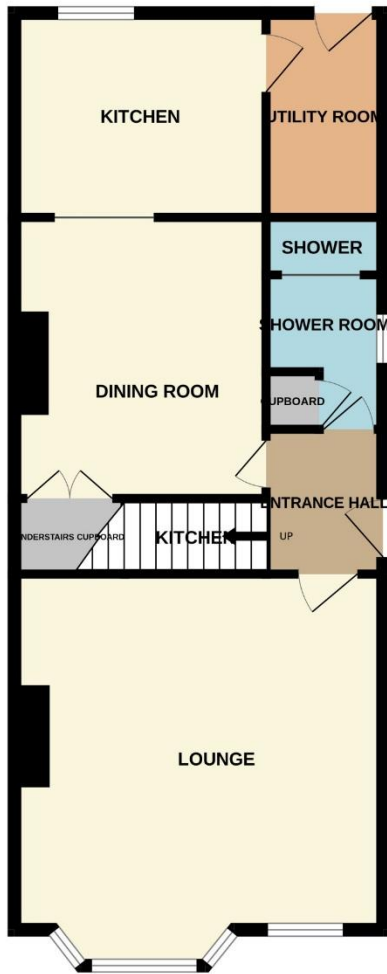
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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

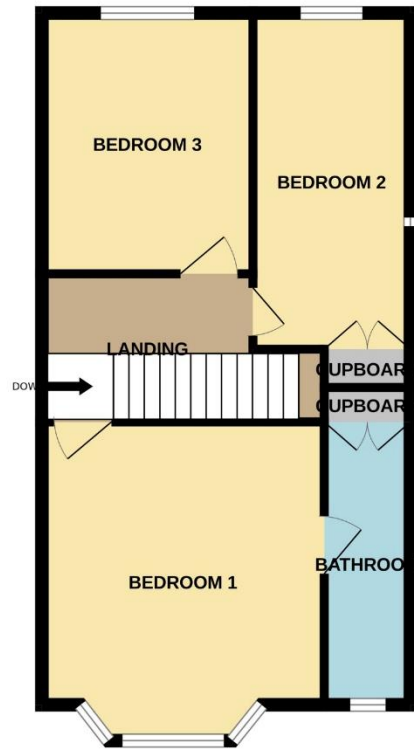
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



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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When it comes to **property**  
it must be

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