



7 Ida Road, Skegness, PE25 2AR



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Freehold

£199,950

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Key Features

- NO CHAIN
- SPACIOUS FAMILY HOME
- GREAT TOWN CENTRE LOCATION
- LOTS OF POTENTIAL
- 16' LOUNGE & 16' DINING ROOM
- KITCHEN & BREAKFAST ROOM
- GOOD SIZED GARDEN
- GARAGE AT THE REAR
- EPC RATING D





NO CHAIN. A traditional 3 Bedroom Detached House in a great location close to the town centre with front and rear gardens and a Garage to the rear via a private service road. Internally the accommodation comprises Open Porch leading to the Entrance Hall, 16' Lounge, 16' Dining Room, Kitchen and Breakfast Room. To the first floor are 3 Bedrooms, Bathroom and a separate W.C. The property benefits from pvc double glazing and gas central heating. Viewing is essential to appreciate the potential of this spacious family home EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via an OPEN PORCH with a pvc entrance door and side screens opening to the:-

HALLWAY

With radiator, staircase to the first floor with cupboard under housing the Ideal gas central heating boiler, radiator.

LOUNGE 15'11" x 13'8" (4.9m x 4.2m)

With pvc bay window to the front elevation, fireplace surround with inset electric fire, radiator.

DINING ROOM 16'1" x 12'2" (4.9m x 3.7m)

With full height pvc glazed panel with two windows either side overlooking the rear garden, gas fire on a hearth, radiator.

BREAKFAST ROOM 9'5" x 7'10" (2.9m x 2.4m)

With pvc window and pvc door to the side elevation, radiator, built in storage cupboards, arched opening to the:-

KITCHEN 9'3" x 7'11" (2.8m x 2.4m)

With base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit, space for oven, spaces for washing machine and dishwasher, pvc windows to the side and rear elevation.

FIRST FLOOR LANDING

With pvc window to the side elevation, access to roof space.

BEDROOM 1 16'3" x 12'1" (5m x 3.7m)

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

BEDROOM 2 13'0" x 12'0" (4m x 3.7m)

With pvc window to the rear elevation, radiator.

BEDROOM 3 9'0" x 8'9" (2.7m x 2.7m)

With pvc window to the front elevation, radiator.

BATHROOM 8'11" x 5'10" (2.7m x 1.8m)

With panelled bath with Triton shower over, pedestal hand basin, radiator, built in airing cupboard housing the hot water cylinder, pvc window to the rear elevation, extractor fan.

W.C

With W.C and pvc window to the side elevation.

OUTSIDE

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

A path to the side leads to the rear garden which is lawned with shrub borders and a concrete path leading down to the bottom of the garden where there is a raised pond with pergola over, hand gate to the rear service road.

BRICK STORE

With W.C, light and power.

BRICK W.C

GARAGE 19'9" x 13'8" (6m x 4.2m)

Being accessed from the rear service road which runs between Roman Bank and Lumley Avenue. With up and over vehicle door, light and power, personnel door to the rear 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 C - 2024/25 - £1,923.56.

AGENTS NOTES

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.

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.





Floorplan

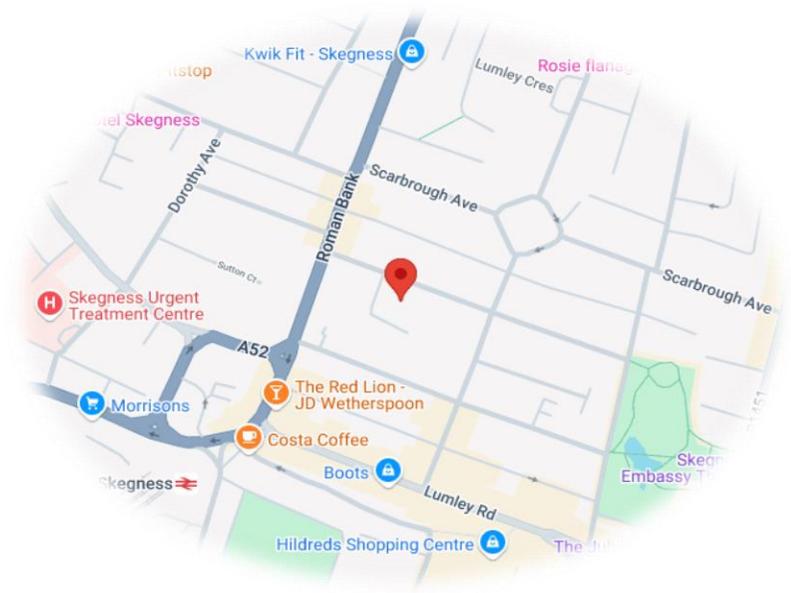
Ground Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.4 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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