

Buy. Sell. Rent. Let.



34 Churchill Avenue, Skegness, PE25 2RN



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£190,000

When it comes to
property it must be

 **lovelle**



£190,000



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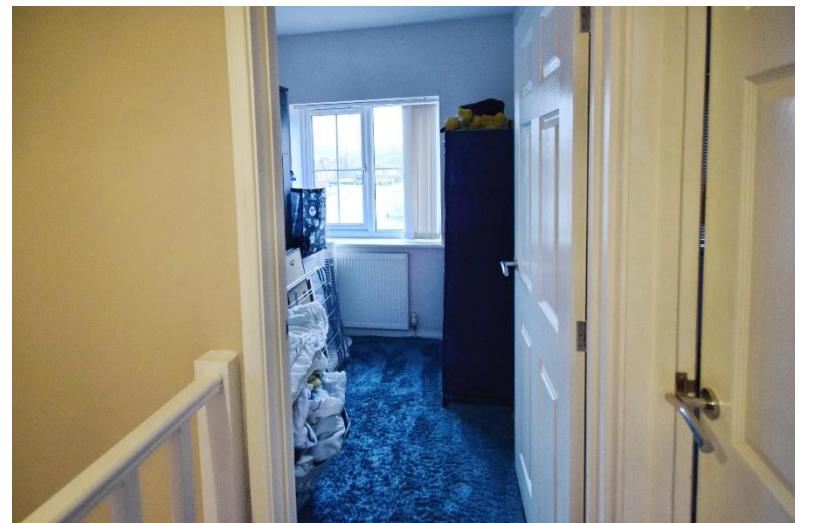
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Key Features

- Modern End of Terrace House
- Kitchen-Diner & Lounge
- Block Paved Parking for Two Cars to the Rear of Property
- Downstairs Wc & Upstairs Bathroom
- Enclosed Rear Garden
- EPC rating TBC
- Tenure: Freehold





Well presented, modern home for sale. Very convenient location within half a miles of shops, schools, pub, doctors and within a few hundred metres of the bus stop! This lovely home has entrance hallway, lounge, kitchen-diner, downstairs wc, upstairs family bathroom, two double bedrooms (one having great fitted wardrobes) and further single bedroom. With gas central heating and UPVC double glazing plus enclosed rear garden and block paved car parking to the rear.

Hall

Entered via a composite front door with tiled floor, radiator, stairs to first floor, door to;

Lounge

15'0" x 11'5" (4.6m x 3.5m)

With UPVC window to the front aspect, radiator, laminate flooring, door to;

Kitchen-Diner

15'2" x 10'4" (4.6m x 3.1m)

With UPVC French doors to the rear aspect, UPVC window to the rear aspect, fitted with a range of base and wall cupboards with worktops over, stainless steel sink, under unit lighting, integrated dishwasher, integrated electric oven, integrated 5 ring gas hob, extractor over, space for fridge freezer, space for washing machine, tiled floor, radiator, door to;

WC

With UPVC window to the side aspect, wash hand basin, low level WC, radiator, tiled floor.

Landing

Having a storage cupboard, loft with drop down loft ladder, being part boarded. Doors to;

Bedroom One

13'3" x 9'6" (4m x 2.9m)

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

Bedroom Two

9'10" x 8'4" (3m x 2.5m)

With UPVC window to the front aspect, radiator.

Bedroom Three

6'6" x 6'5" (2m x 2m)

With UPVC window to the front aspect, radiator.

Bathroom

5'9" x 5'6" (1.8m x 1.7m)

With panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, tiled floor, tiling to walls where appropriate, radiator.

Outside

To the front is a small open plan garden and block paved footpath to the front door and side gate that leads to the rear garden which is laid to lawn and slabbed footpath which leads to gated access to the car parking area

beyond. There are slabs stacked in the garden included in the sale price, ready to lay a patio if desired. To the rear is a car parking area (accessed by road off Buckminster Drive) with two block paved tandem spaces.

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

Great location on the popular Lumley Fields development benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office within half a mile. The lovely sandy beach, railway station and town centre are also only just over a mile away. As the property is located in a small terrace off the road via a private driveway it benefits from a 'tucked away' location.

Directions

From our office on Roman Bank proceed to The Ship traffic lights and turn left onto Burgh Road. At the petrol station turn right onto Churchill Avenue and the property will be found on the right hand side 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/SFg9VKHNSUG9kyStTefBcB/view>

Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating TBC

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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.

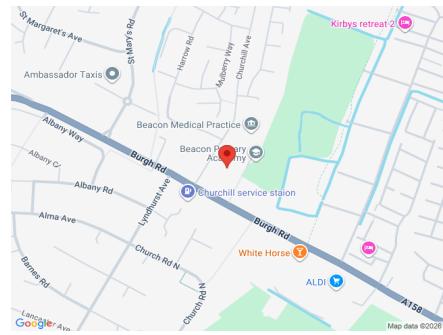
Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

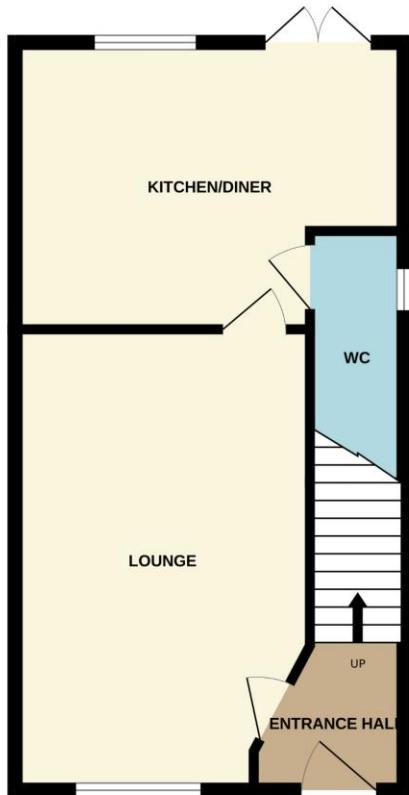
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Anti Money Laundering Regulations

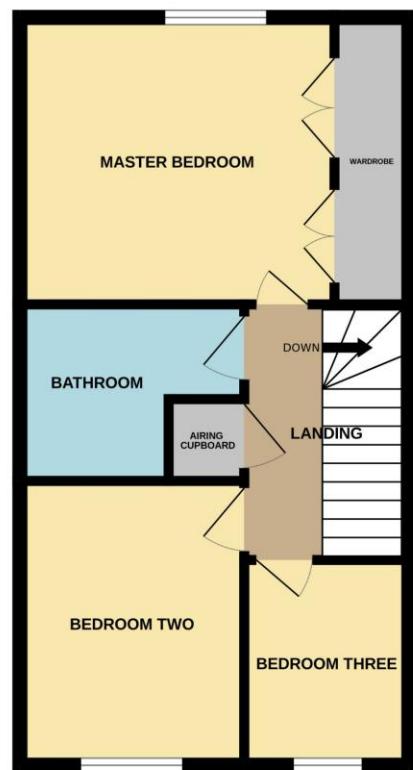
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



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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