



Church Cottage, Clifford Road, Skegness, PE25 2DP

NO CHAIN, IDEAL FOR INVESTORS, DOWNSIZERS & FIRST TIME BUYERS | CLOSE TO TOWN & LOCAL SHOPS | MODERN 1 BEDROOM BUNGALOW WITH LOWER MAINTENANCE ENCLOSED GARDENS & A CAR SPACE | BEING DECEPTIVE SIZED & WITH A RAMPED ENTRANCE | WITH RECEPTION HALL, 14' X 15' LIVING ROOM WITH KITCHEN, DOUBLE BEDROOM, BATHROOM WITH SHOWER | ELECTRIC HEATING, PVC DOUBLE GLAZING & FASCIAS | EPC RATING D |

Asking Price: £115,000

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NO CHAIN. IDEAL FOR INVESTORS, DOWNSIZERS & FIRST TIME BUYERS. CLOSE TO TOWN & LOCAL SHOPS. A modern 1 bedroom bungalow with lower maintenance enclosed gardens and a car space. Being deceptive sized and with a ramped entrance to a Reception Hall, 14' x 15' Living Room with Kitchen, a Double Bedroom, Bathroom with Shower, electric heating, pvc double glazing and fascias. EPC Rating D

LOCATION

Clifford Road lies to the south west of Skegness town centre. From Hunters Turner Evans Stevens office on Roman Bank follow Lincoln Road westwards and turn right into Clifford Road and the property lies at the end of the road at the right.

ACCOMMODATION

RECEPTION HALL

1.73m (5' 8") x 1.40m (4' 7") minimum

With a ramped entrance to the front pvc door with a pvc double glazed side screen, tiled floor, electric fuses, access to roof space.



LIVING ROOM & KITCHEN

4.32m (14' 2") x 4.62m (15' 2") maximum

With pvc bow window facing east with vertical blinds, electric storage heater, TV point, wood laminate flooring, base and wall cupboards, work surfaces and tiled splash backs, stainless steel sink unit, spaces for washer and electric cooker point with stainless steel chimney hood above.



BEDROOM

3.56m (11' 8") x 2.79m (9' 2")

With pvc window to the rear elevation, electric storage heater, wood effect flooring.

BATHROOM

2.01m (6' 7") x 1.65m (5' 5")

With opaque pvc window and vertical blinds, bath with electric shower over, hand basin, WC, tiled floor and wall heater, extractor.



OUTSIDE

To the front is a block paved car space and a gate leads to the side and rear gardens which are also block paved for lower maintenance with exterior lighting, space for a shed.



TENURE

We believe this property to be Freehold. All interested parties are advised to make their own enquires.

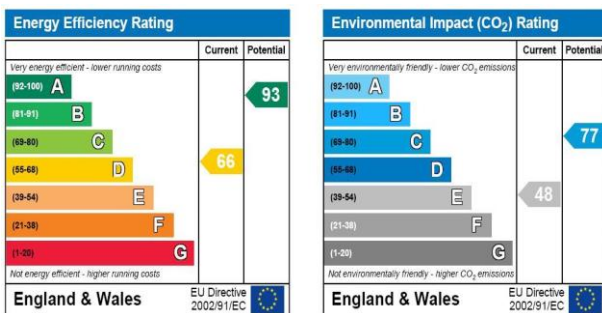
SERVICES

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 Hunters Turner Evans Stevens office in Skegness and accompanied by their personnel.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9.00am - 5.30pm
Saturday: 9.00am - 12.30pm

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.