



## 6 bed semi-detached house to buy in PE25

Cecil Avenue, Lincolnshire, Skegness, Lincolnshire, PE25 2BX

**£110,000** Starting Bid

 x 6  x 1  x 3

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Deceptively Spacious Semi Detached House
- ✓ Lounge, Dining Room, Two Further Sitting Rooms, Kitchen, Shower
- ✓ Driveway Accessed by Slip Road on Dorothy Avenue
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

A deceptively spacious semi detached house ideally located - just a few minutes walk from the town centre and the sea front. The ground floor of the property comprises of lounge, dining room, two further sitting rooms, kitchen and shower room. The first and second floor offer six bedrooms, shower room and separate wc. The outside of the property offer driveway accessed by a slip road on Dorothy Avenue. The gardens are low maintenance being ideal for flower pots and tubs. Additional benefits include gas central heating and uPVC double glazing. With viewings available now - by appointment only.

Entrance Hall: 1.14m x 7.57m (3'9" x 24'10"), Having entrance door, smoke alarm, radiator and ceiling light point.

Lounge: 3.81m x 4.37m (12'6" x 14'4"), Having walk in bay window, radiator, ceiling light point and archway to sitting room.

Sitting Room: 3.35m x 3.58m (11' x 11'9"), Having uPVC double glazed double doors to rear garden, radiator and ceiling light point.

Dining Room: 3.15m x 3.51m (10'4" x 11'6"), Having radiator and ceiling light point.

Kitchen: 3.12m x 2.39m (10'3" x 7'10"), Having one and a half bowl single drainer sink unit set in work surfaces extending to provide a range of base fitted storage cupboards and drawers under together with matching wall mounted storage cupboards over, tile splash backs to work surfaces, space for cooker, space for fridge/freezer and fluorescent strip light.

Sitting Room: 3.25m x 2.59m (10'8" x 8'6"), Having ceiling light point, gas boiler and door to rear garden.

Shower room: Having walk in electric shower set in tile surround, wall mounted hand wash basin, close coupled wc and ceiling light point.

First floor Landing: Having access to roof space and ceiling light point

Bedroom: 3.20m x 2.44m (10'6" x 8'), Having hand wash basin set in work surfaces with toiletry cupboards under, radiator ceiling light point and radiator.

Shower Room: 2.16m x 2.08m (7'1" x 6'10"), Having shower cubicle set in tile surround with electric shower therein, hand wash basin set in toiletry cupboard, close coupled wc built in storage cupboard housing immersion water tank, radiator and wall mounted light point.

WC: Having close coupled wc, wall mounted hand wash basin and ceiling light point.

Bedroom: 3.38m x 3.66m (11'1" x 12'), Having pedestal hand wash basin with tile splash back, radiator and ceiling light point.

Bedroom: 3.05m x 4.50m (10' x 14'9"), Having walk in bay window, pedestal hand wash basin with tile splash back, radiator and ceiling light point.

Bedroom: 2.16m x 2.90m (7'1" x 9'6"), Having hand wash basin, radiator and ceiling light point.

Second Floor Landing: Having smoke alarm, built in storage cupboards and ceiling light point

Bedroom: 5.26m x 3.71m (17'3" x 12'2"), Having pedestal hand wash basin and ceiling light point.

Bedroom: 3.38m x 2.72m (11'1" x 8'11"), Having velux style window and ceiling light point.

Outside:

Front: The property is approached by a metal gate with garden path leading to the front door and a gravelled front garden being ideal for flower pots and tubs.

Rear: Being a courtyard style garden for ease of maintenance with three garden sheds, concrete slabbed patio seating area and concrete driveway.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Semi-detached house

Parking: On Street, Driveway

Year built: 1920

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

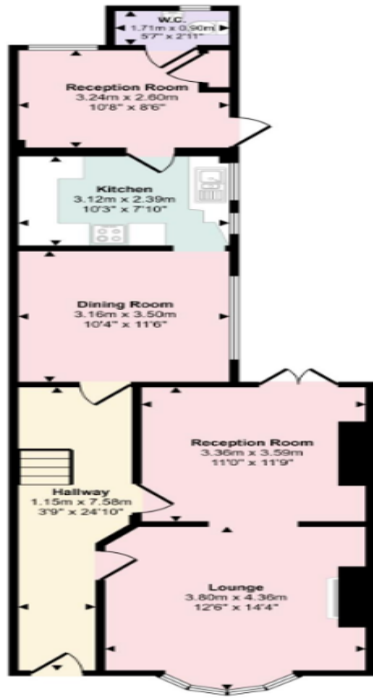
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

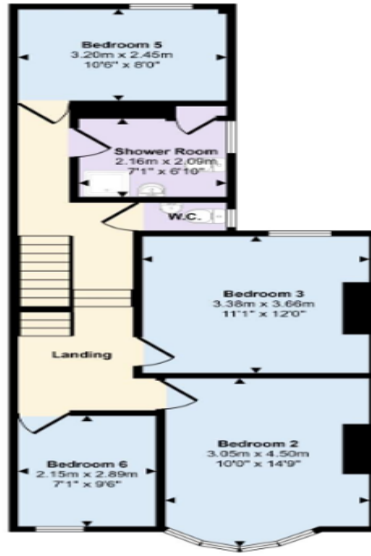
Mobile signal coverage: Good

Approx Gross Internal Area  
166 sq m / 1784 sq ft

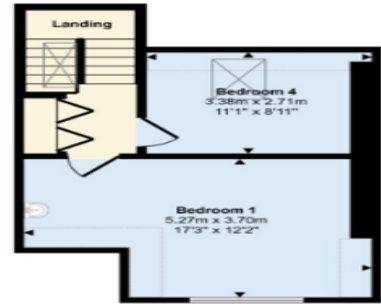


Ground Floor  
Approx 70 sq m / 749 sq ft

Denotes head height below 1.5m



First Floor  
Approx 62 sq m / 665 sq ft



Second floor  
Approx 34 sq m / 369 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92-100) <b>A</b>                                  |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   |         |                         |
| (55-68) <b>D</b>                                   |         | 67                      |
| (39-54) <b>E</b>                                   | 48      |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC |

Cecil Avenue, Lincolnshire, Skegness, Lincolnshire, PE25 2BX

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
**[www.partneragents.co.uk](http://www.partneragents.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

