CHOICE PROPERTIES

Estate Agents

34 Algitha Road, Skegness, PE25 2AJ

Asking Price £160,000

Choice Properties are delighted to market this well presented two bedroom end of terrace house. Perfectly located in Skegness within walking distance to the Town, shops, buses and healthcare services. Ready to move in and enjoy with accommodation comprising entrance hall, lounge, kitchen, landing giving access to two bedrooms and modern bathroom. The property also benefits from double glazed windows, gas central heating system, gardens and three allocated parking spaces to the rear. An internal viewing is highly recommended. Offered to the market Chain Free.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel: (01507) 462277 Email: alford@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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The Property Ombudsman
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Modern and well presented property with accommodation comprising :

Entrance Hall
Stairs to first floor landing, radiator.

Lounge
14'10 x 12'2
Double glazed bay window to front, double glazed window to side, two radiators.

Kitchen
11'3 x 10'6
Double glazed window to rear, range of base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, wall mounted boiler, walk-in understairs storage cupboard, radiator.

Landing
Two built in storage cupboards, loft hatch, radiator.

Bedroom One
12'4 x 10'2
Double glazed window to front and side, radiator.

Bedroom Two
10'5 x 9'
Double glazed window to rear, radiator.

Bathroom
Obscure double glazed window to front, white suite comprising low level w.c, pedestal wash hand basin with mixer tap, panelled bath, shower cubicle, heated towel rail.

Garden
Paved for easy maintenance.

Allocated Parking
Three allocated parking spaces situated to the rear of the property.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours

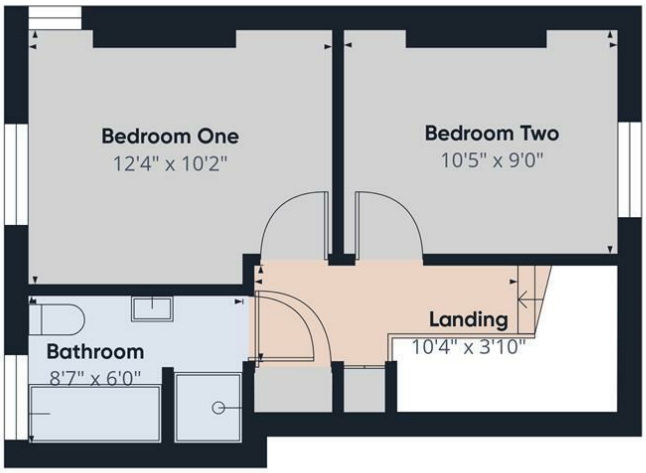
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Floor 0



Floor 1

Approximate total area(1)

669 ft²

Reduced headroom

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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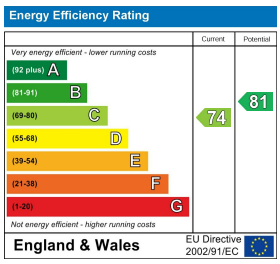
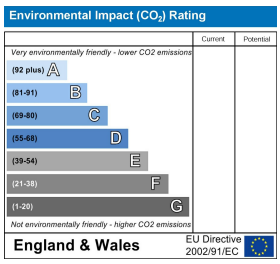
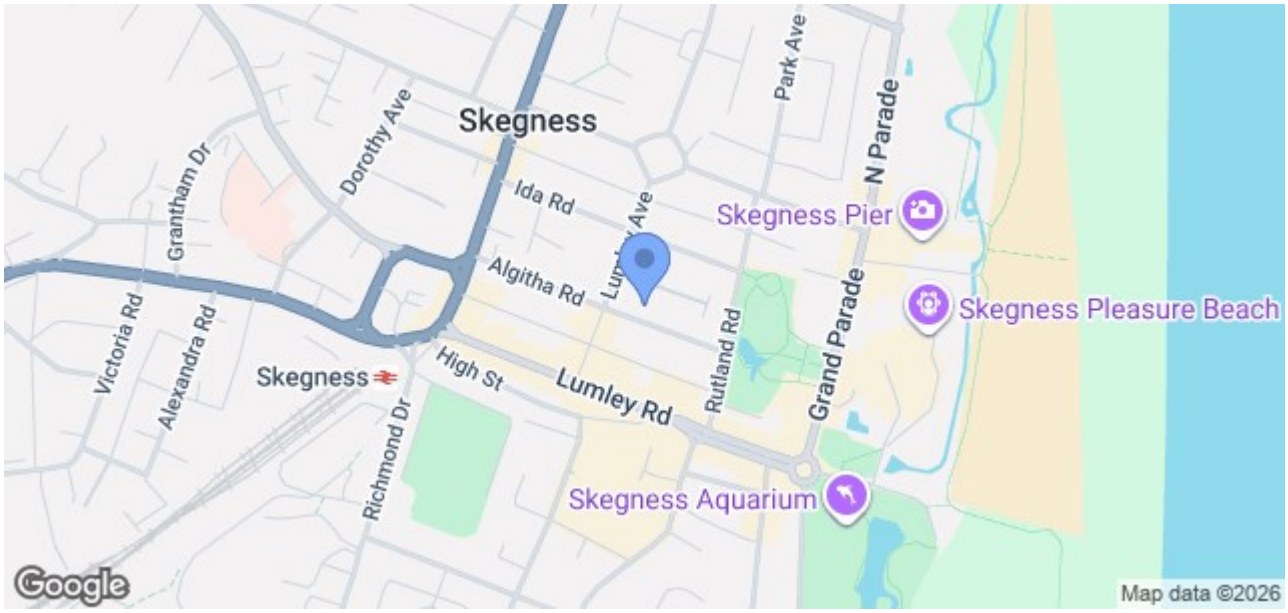
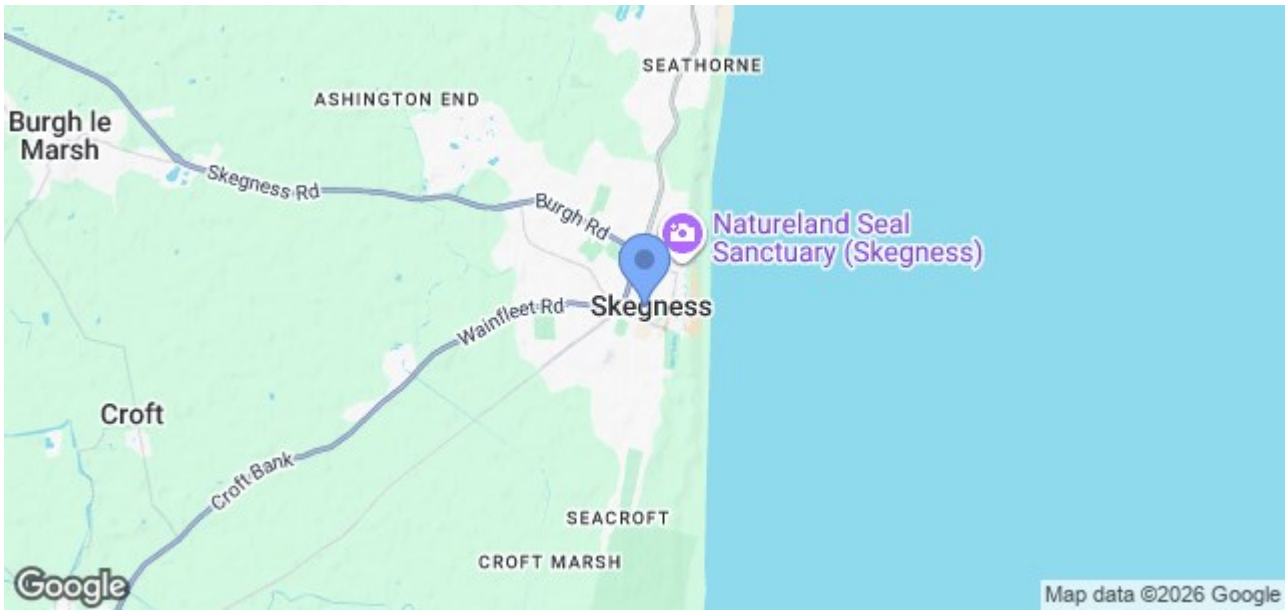
Directions

Use PE25 2AJ in SATNAV to locate the property