



## 2 bed detached bungalow to buy in PE25

Burlington Road, Skegness, Lincolnshire, PE25 2EW

**£165,000** Starting Bid

 x2  x1  x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ A well presented detached
- ✓ Lounge, dining room, kitchen, utility room, two bedrooms and
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. A well presented detached bungalow conveniently located in the seaside town of Skegness ideal for the town centre, beach and local amenities. The property comprises of lounge, dining room, kitchen, utility room, two bedrooms and bathroom. The outside of the property offers long driveway providing ample parking for several vehicles plus a single garage. The front garden is laid to concrete slabs being ideal for flower pots and tubs. The rear garden is mainly laid to lawn with concrete slabbed patio seating areas. Viewings are available now - by appointment only.

Auctioneers Additional Comments: Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

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: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

Having ceiling light point, access to roof space, radiator and built in storage cupboard housing 'Ideal' combination boiler.

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## Lounge

3.30m x 5.46m (10'9" x 17'10")

Having radiator, ceiling light point and two wall mounted light points.

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## Dining Room

2.49m x 2.92m (8'2" x 9'6")

Having radiator, ceiling light point and archway into kitchen.

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## Kitchen

2.95m x 3.25m (9'8" x 10'7")

Having one and a half bowl stainless steel single drainer sink unit with mixer tap over set in work surfaces extending to provide a range of base fitted storage cupboards and drawers under together with matching range of wall mounted storage cupboards over, tile splash backs to work surfaces, integrated four ring electric hob with stainless steel extractor canopy over, integrated oven, space and plumbing for washing machine, space for fridge/freezer, radiator, two ceiling light points and door into utility room.

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## Utility

2.57m x 1.45m (8'5" x 4'9")

Having space and plumbing for washing machine, space for tumble dryer, work surfaces with built in storage cupboards over, inset ceiling light point, radiator, door into garage and uPVC double glazed door to rear garden.

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## Bedroom One

3.30m x 4.22m (10'9" x 13'10")

Having radiator and ceiling light point.

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## Bedroom Two

2.59m x 2.87m (8'5" x 9'4")

Having radiator and ceiling light point.

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## Bathroom

1.55m x 2.11m (5'1" x 6'11")

Having P shaped bath with mixer tap over set in tile surround with mixer shower over and shower screen, corner hand wash basin set in toiletry cupboard, low level wc, extractor fan, heated towel rail and inset ceiling light points.

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## Garage

2.67m x 5.08m (8'9" x 16'8")

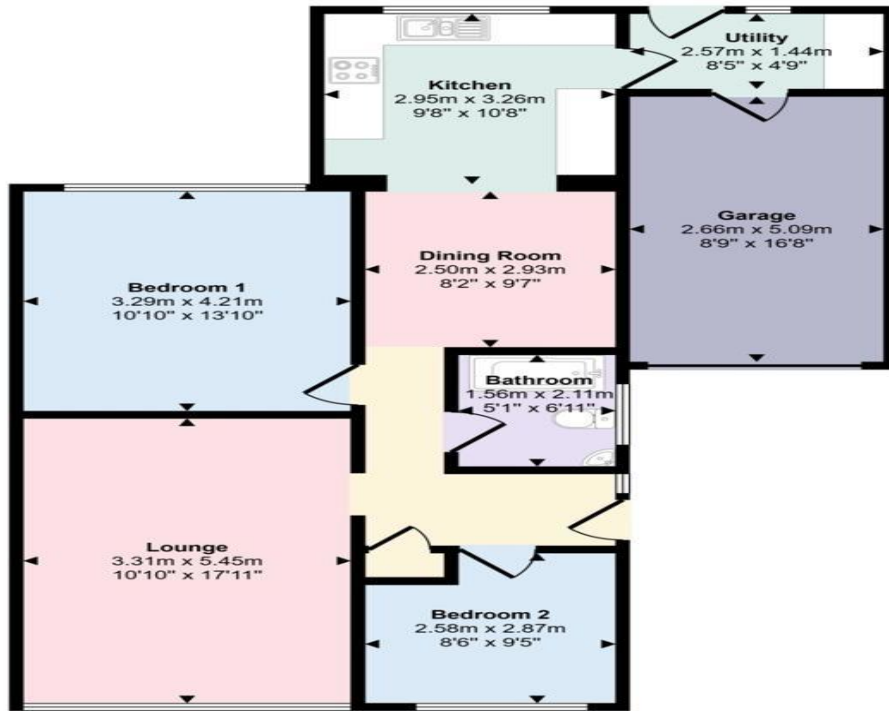
Being brick built with concrete floor, garage up and over door with light and electric therein.

## **Outside**

Front: The property is approached over a long concrete driveway allowing parking for several vehicles and leading to the car port. The front garden is laid to concrete slabs being ideal for flower pots and tubs, this area could also be used as further parking.

Rear: Being mainly laid to lawn with concrete slabbed patio seating areas, pergola and gated garden path down the side of the property to the front.

Approx Gross Internal Area  
87 sq m / 939 sq ft



Floorplan

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>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

Burlington Road, Skegness, Lincolnshire, PE25 2EW

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

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