

16 WAINFLEET ROAD, SKEGNESS, LINCS, PE25 3QP



- THREE SELF CONTAINED RESIDENTIAL FLATS
- FREEHOLD INVESTMENT
- PRIME EDGE OF TOWN CENTRE LOCATION
- One Flat with 3 Double Bedrooms
- Two Flats with 1 Double Bedroom
- Majority pvc double glazing, 2 with gas central heating
- Yard and Car Space to rear
- 14 Wainfleet Road (4 Flats) also available at £190,000

PRICE: £180,000

EPC Ratings D, E & F

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LOCATION

Skegness is the principal Lincolnshire coastal resort with a population of around 18,000 persons increasing substantially in the summer months with the influx of holiday makers and day visitors. It is some 40 miles east and south of Lincoln and Grimsby respectively with main communication links via the A52 and A158 roads to the south and Midlands. Skegness is well served by bus and rail services and the local primary and Grammar Schools have excellent reputations.

From Skegness Town Centre follow the A52 into the Wainfleet Road and it lies on the right hand side opposite Morrisons Supermarket.

TENURE

Freehold and subject to the existing tenancies.

SERVICES

Mains gas, electricity, water and sewerage services are understood to be connected. The property is understood to have 3 water meters and 4 electric meters. 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 Turner Evans Stevens office in Skegness, 48 hours notice being required.

RENT SCHEDULE

<u>FLAT</u>		<u>RENT - £</u> <u>Per Week</u>
1	Let	£105.00
2	Let	£85.00
3	Let	£130.00
		£320.00
		£16,640 p/a gross potential

Prospective purchasers are advised to satisfy themselves on occupancy and rent at the time an offer to purchase is made.

ACCOMMODATION

HALL

With single glazed entrance door, 4 meter cupboards, single glazed window.

FLAT 1 (Lower Ground Floor) with gas central heating

HALL with single glazed door, store under the steps, electric fuses; DOUBLE BEDROOM with pvc bay window, radiator; DRESSING ROOM; LIVING ROOM with 2 pvc windows, radiator; BREAKFAST KITCHEN with radiator, pvc window, gas central heating boiler, built in airing cupboard housing the hot water cylinder; BATHROOM with bath, hand basin, W.C, pvc window, extractor.

FLAT 2 (Upper Ground Floor)

HALL; LIVING ROOM and KITCHENETTE with pvc bay window, electric storage heater; DOUBLE BEDROOM with electric storage heater, pvc window; LOBBY with single glazed window; BATHROOM with bath and shower over, hand basin, single glazed window; W.C with opaque pvc window, extractor.

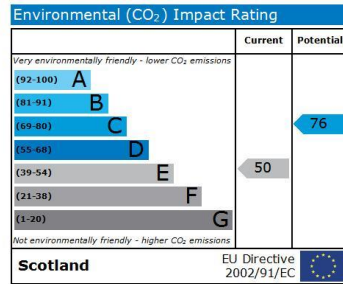
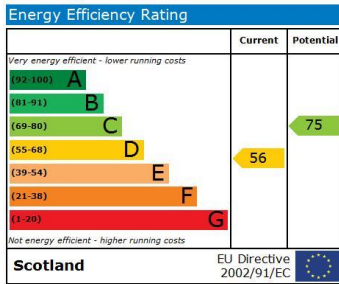
FLAT 3 (1st & 2nd Floor) with gas central heating

LANDING with radiator, LIVING ROOM with 2 pvc windows, radiator, BATHROOM with bath, pvc window, extractor, built in cupboard; INNER HALL; KITCHEN with pvc window, gas central heating boiler, extractor, radiator; DOUBLE BEDROOM with pvc window, radiator; 2ND FLOOR LANDING with skylight window; DOUBLE BEDROOM with pvc window, SHOWER ROOM with shower enclosure, hand basin, W,C, radiator, pvc window, heater; DOUBLE BEDROOM with pvc window, radiator.

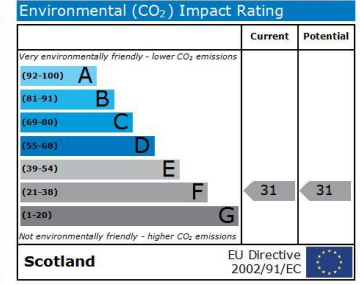
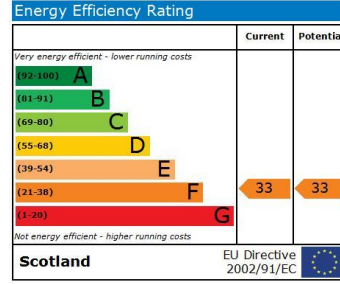
OUTSIDE

To the rear is a yard area, car space. Vehicle access is at the rear over a private service road.

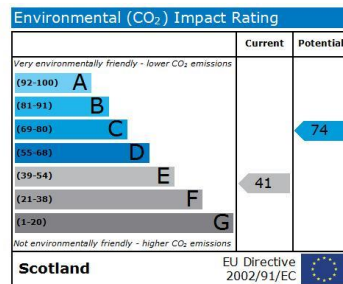
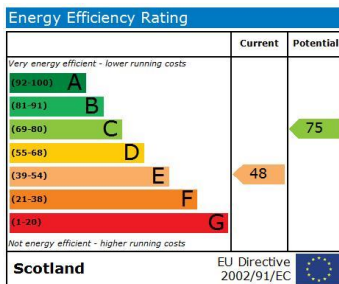
FLAT 1



FLAT 2



FLAT 3



MEASUREMENTS are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

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