



Auction

3 bed semi-detached house to buy in PE25

Talbot Road, , Skegness, Lincolnshire, PE25 2DH

£112,000 Starting Bid

🏠 x3 🚗 x1 🚻 x2

Tenure

Freehold

On Street parking

Property features

- ✓ Immediate Exchange Of Contracts Available
- ✓ Semi Detached House
- ✓ Two Reception Rooms
- ✓ Three Bedrooms
- ✓ EPC Rating D

Key Information

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

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.

HomeMove Estate Agents By Carl Smith are delighted to present to the market this, semi-detached house, located close to the town centre, schools and transport links. Ideally suited for a first-time buyer or investment. The property, which is located on Talbot Road comprises entrance hall, lounge, dining room, kitchen, lobby, utility/WC, three bedrooms and a bathroom. Externally the property has a rear garden Gas central heating and UPVC double glazing are installed. Viewings are available now and are strictly by appointment with the selling agent.

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.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £112,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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

Hall

With PVC double glazed door and stairs off.

Lounge

With PVC bay window to the front elevation, built in cupboard housing the electric meter and fuses, radiator

Dining Room

2 PVC windows, radiator, built in cupboard to side of the chimney breast, under stairs Store.

Kitchen

With base and wall cupboards, roll edge work surfaces and tiled splashbacks, stainless steel sink unit, built under over and 4 ring gas hob and cooker hood over, wall mounted gas central heating boiler, space for appliances, built in cupboard housing the hot water cylinder, door to the;

Rear Lobby

With tiled floor, opaque PVC door to the side.

Utility/WC

With toilet, opaque PVC window, space for washing machine, tiled floor

Bedroom 1

With PVC window to front elevation, radiator, storage area with opaque UPVC window

Bedroom 2

With PVC window to rear elevation, radiator.

Bedroom 3

With PVC window to rear elevation, radiator

Bathroom

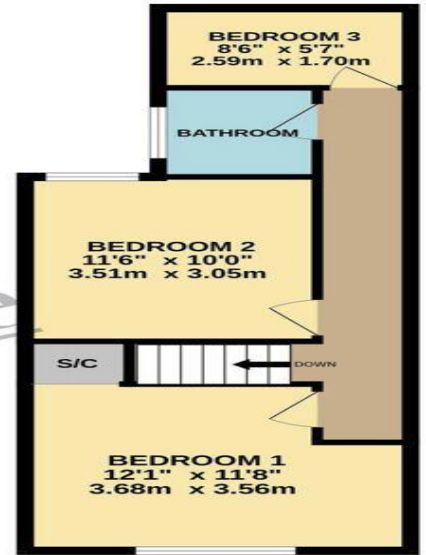
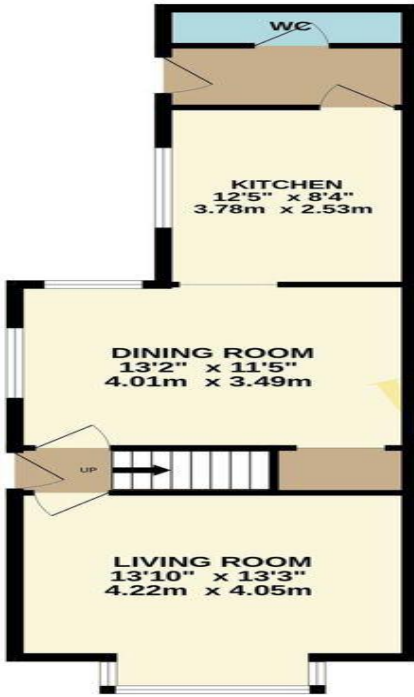
With bath with electric shower over, hand basin, WC, tiled floor, opaque PVC window

Outside

To the front is a low wall and a small garden with path to the rear garden which faces south and west, includes lawn and paved sitting areas.

GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Talbot Road, ., Skegness, Lincolnshire, PE25 2DH

Contact your local branch today for more information on this property:
G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,
<https://www.gandtproperties.co.uk/>

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