



Castleton Boulevard, SKEGNESS PE25 2TS

welcome to

Castleton Boulevard, SKEGNESS

A spacious four-bedroom semi-detached home in Skegness, featuring an open-plan lounge/diner with fireplace and patio doors to a low-maintenance garden. Benefits include a modern bathroom, downstairs WC, ample storage, driveway, and garage.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Good Sized Entrance Hall with a window to the left elevation. With understairs storage cupboard, and Downstairs W/C.

Lounge

15' 8" x 11' 9" (4.78m x 3.58m)
Open Plan Lounge/Reception Area beautifully

connected by a large feature archway. Complete with a fireplace and a window to the front elevation.

Kitchen

21' 2" x 9' 8" (6.45m x 2.95m)
Spacious Kitchen Diner with windows to the side and rear elevation, providing a generous amount of natural light. Base & wall units comprising of an integrated electric oven/hob, and hood. Appliance space under counter and steel sink. An additional patio door to the kitchen allows alternate access to the rear garden.

Bedroom 1

15' 8" x 11' 9" (4.78m x 3.58m)
Master Bedroom with window to the front elevation of the property, and radiator.

Bedroom 2

12' 9" x 12' (3.89m x 3.66m)
Bedroom with window to the rear elevation of the property, and radiator.

Bedroom 3

11' 5" x 9' 9" (3.48m x 2.97m)
Bedroom with window to the rear elevation of the property, and radiator. Fitted wardrobes & rail, measurements reach into wardrobe.

Bedroom 4

10' 5" x 8' 8" (3.17m x 2.64m)
Bedroom with window to the front elevation of the property, and radiator.

Bathroom

Stylish Family sized Bathroom which comprises of a Bath with Separate Standing Shower, a W/C, Two Towel Radiators and good sized storage cupboard.





Front Garden

Front Lawn Area with a private driveway for up to two vehicles, also leading to the garage and rear garden

Rear Garden

The rear garden is thoughtfully designed with a combination of a wooden patio area for entertaining and a low-maintenance gravelled section, offering both style and practicality.



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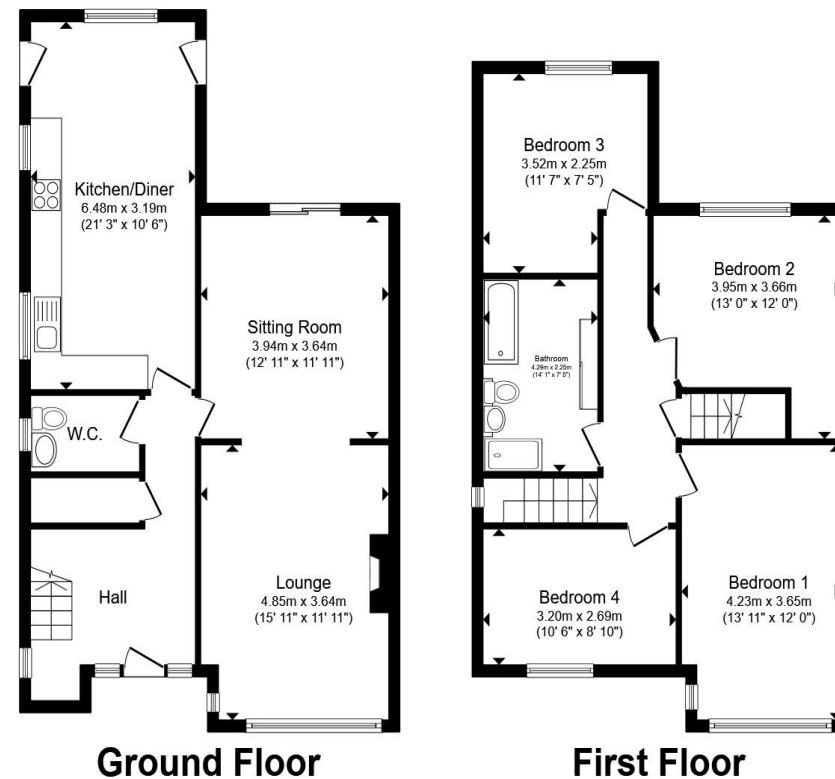
Castleton Boulevard, SKEGNESS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****CHAIN FREE**** Semi-Detached House in a Central Location to Skegness
- Open-plan lounge and reception area with feature archway, Lounge with fireplace and double patio doors to garden

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£180,000



Total floor area 135.2 m² (1,455 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SKG110253 - 0004

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