



**Vernon Road, Skegness PE25 2QR**

**welcome to**

## **Vernon Road, Skegness**

A well-presented detached three bedroom family home in a popular residential area of Skegness, close to schools and local amenities. Offering spacious living accommodation, modern kitchen, downstairs WC, integral garage, enclosed rear garden and off-road parking. Ideal for families.

### **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**

A welcoming entrance hall with useful built-in storage cupboard, staircase to the first floor and access to the principal ground floor accommodation.

### **Lounge**

14' x 12' ( 4.27m x 3.66m )

A spacious and bright reception room featuring a bay window to the front elevation, feature fireplace, radiator and ample space for family seating.

### **Dining Room**

18' x 7' ( 5.49m x 2.13m )

A separate dining room accessed via double doors from the lounge, offering an excellent entertaining space with access through to the kitchen.

### **Kitchen**

16' x 14' ( 4.88m x 4.27m )

A modern fitted kitchen comprising a range of wooden wall and base units with contrasting worktops, integrated gas hob, electric oven, integrated fridge and freezer, sink with mixer tap and integrated dishwasher. Dual aspect windows provide excellent natural light, with a stable-style door leading to the rear garden.

### **Downstairs WC**

Fitted with a low-level WC, pedestal wash hand basin, radiator and window to the side aspect.

### **Landing**

Spacious landing with loft access and doors leading to all first floor accommodation.

### **Bedroom One**

11' x 11' ( 3.35m x 3.35m )

A generous double bedroom with window to the front aspect, radiator and built-in wardrobe space.

### **Bedroom Two**

A spacious second double bedroom overlooking the rear garden, complete with fitted sliding wardrobes and radiator.

### **Bedroom Three**





7' x 7' ( 2.13m x 2.13m )

A comfortable single bedroom with front aspect window and radiator, ideal as a child's bedroom, nursery or home office.

### **Family Bathroom**

Modern family bathroom fitted with a panelled bath with shower over, vanity wash hand basin with integrated storage, low-level WC, heated towel radiator and windows providing natural light.

### **Front External**

Driveway providing off-road parking with access to the integral garage. Additional planted areas enhance the property's kerb appeal.

### **Rear External**

A beautifully maintained enclosed rear garden featuring a patio seating area with pergola, artificial lawn, mature planting and decorative borders, creating a private and low-maintenance outdoor space.

### **Integrated Garage**

21' x 8' ( 6.40m x 2.44m )

A generous integral garage with electric up-and-over door, rear access into the garden, power and lighting, offering excellent storage or workshop potential.

### **About The Area**

Situated in a well-established residential area of Skegness, the property is conveniently located close to primary and secondary schools, supermarkets, healthcare services and a wide range of local amenities. The award-winning beach, promenade, restaurants and leisure attractions are all within easy reach, while good road links provide access to surrounding Lincolnshire towns and villages. The location is particularly popular with families thanks to its excellent convenience and community feel.



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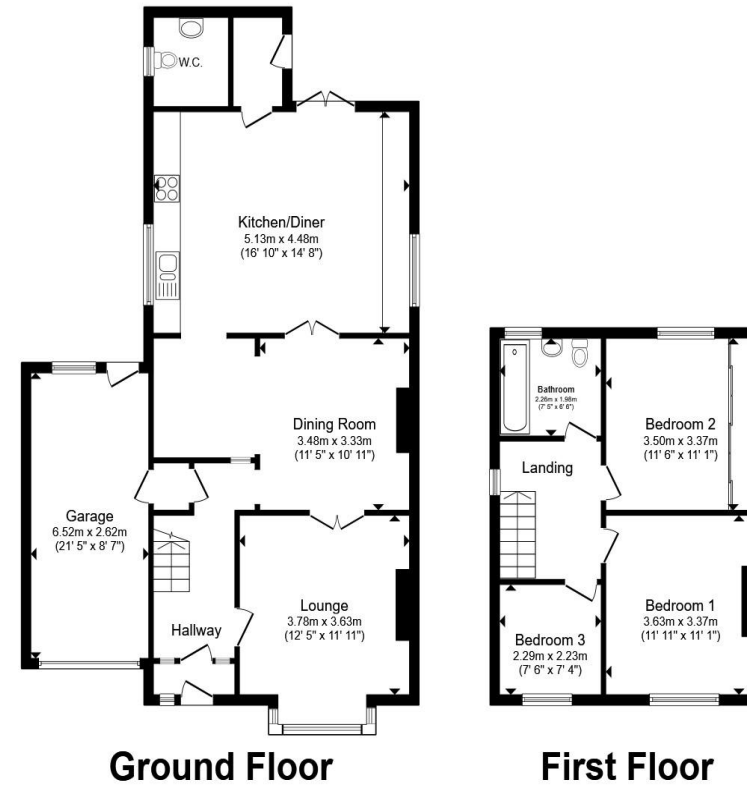
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Three Bedroom Family Home, Close to Schools & Amenities
- Spacious Lounge with Bay window

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

guide price

**£160,000**



Total floor area 129.1 m<sup>2</sup> (1,389 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](http://www.propertybox.io)



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Property Ref:  
SKG110405 - 0004

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