



**George Avenue, Skegness PE25 3SD**



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## **George Avenue, Skegness**

Three bedroom semi-detached home offering lounge, kitchen, conservatory and convenient downstairs wet room. Externally the property benefits from both front and rear gardens, providing excellent outdoor space for relaxing or entertaining.

### **Entrance**

Via a Upvc door into entrance hallway with access to lounge and stairs leading to first floor.

### **Lounge**

12' 9" into bay x 11' 5" ( 3.89m into bay x 3.48m )  
With bay window to front elevation and radiator.

### **Kitchen**

10' 6" x 8' 6" ( 3.20m x 2.59m )  
Wall, base and drawer units with worktop space over, sink, drainer & mixer tap, space and plumbing for a washing machine, space for a cooker and fridge freezer and window and door to rear elevation leading into conservatory.

### **Conservatory**

9' 6" x 9' 3" ( 2.90m x 2.82m )  
With windows to three elevations and patio doors leading to rear garden.

### **Wet Room**

Shower, Wc, Sink, tiled walls and window to rear elevation.

### **Bedroom 1**

12' 8" into bay x 10' 3" ( 3.86m into bay x 3.12m )  
Double bedroom with bay window to front elevation and radiator.

### **Bedroom 2**

10' 2" x 8' 4" ( 3.10m x 2.54m )  
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### **Bedroom 3**

7' 1" x 7' 1" ( 2.16m x 2.16m )  
Window to rear elevation and radiator.

### **External**

With low maintenance gardens to the front and rear.

### **Local Area**

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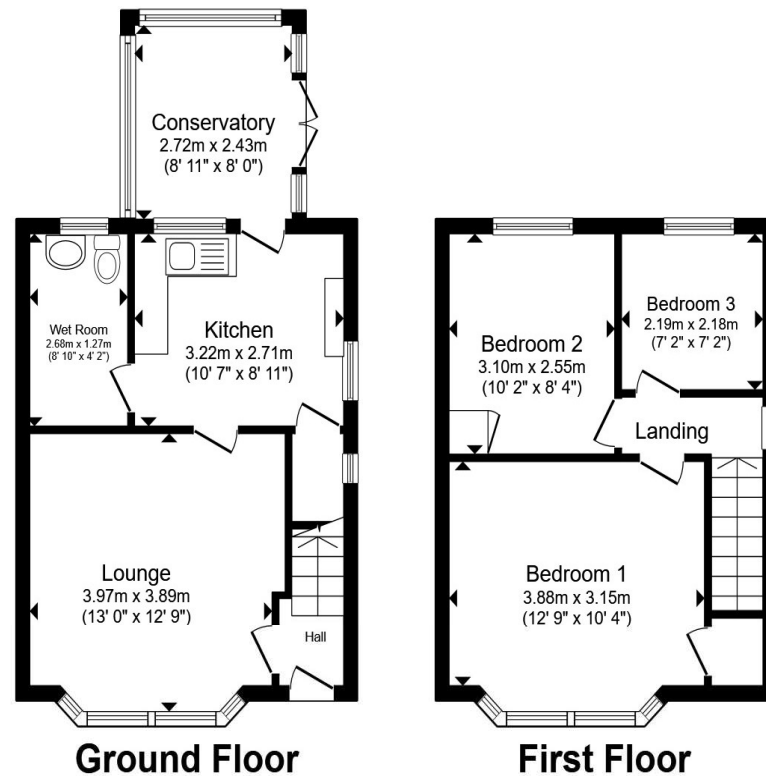
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- Bright conservatory overlooking the garden
- Convenient downstairs wet room
- Front garden & Rear garden
- Ideal family home or first time purchase

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£139,950**



Total floor area 70.2 m<sup>2</sup> (756 sq.ft.) approx

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### **Conservatory**

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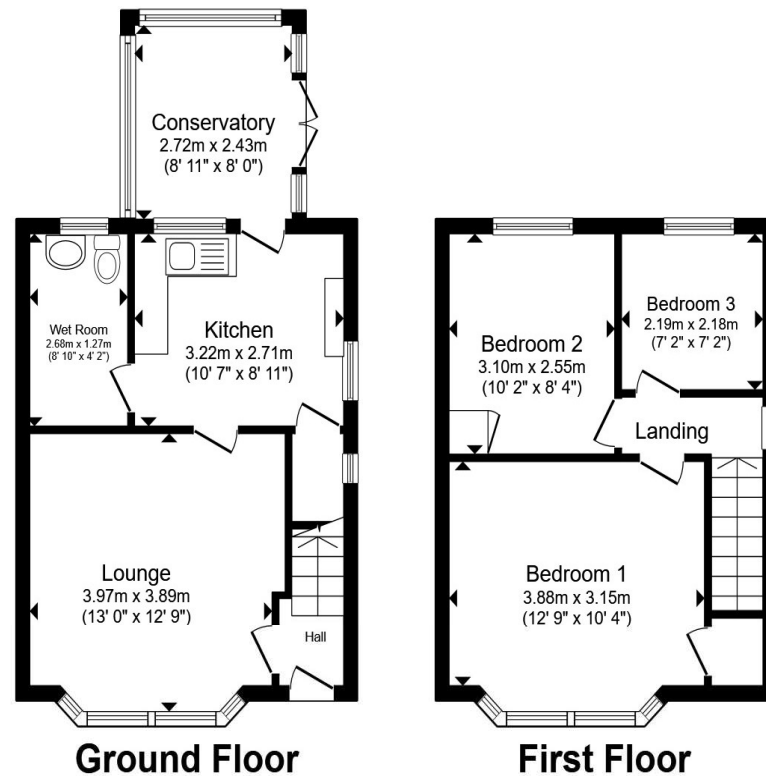
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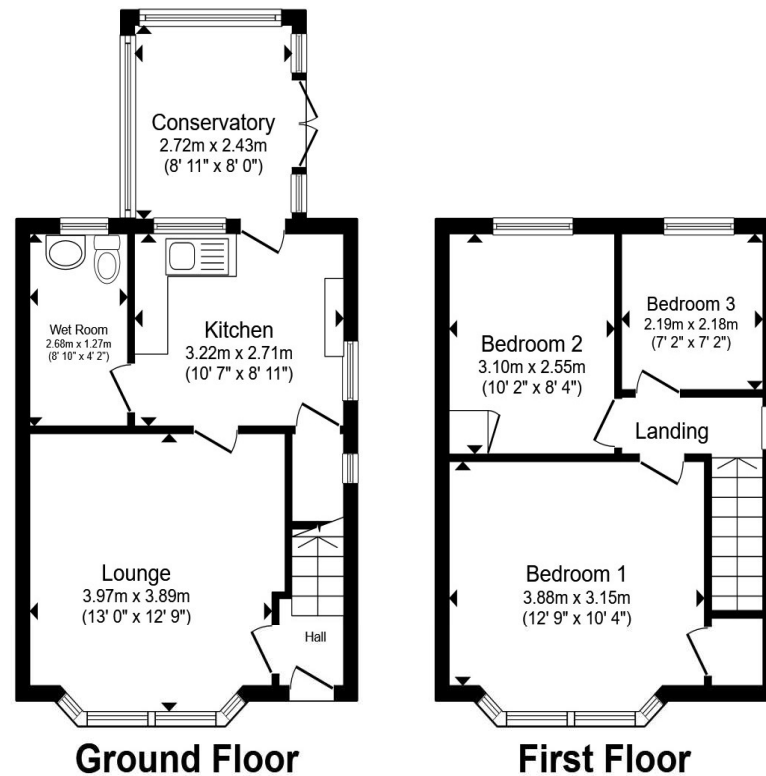
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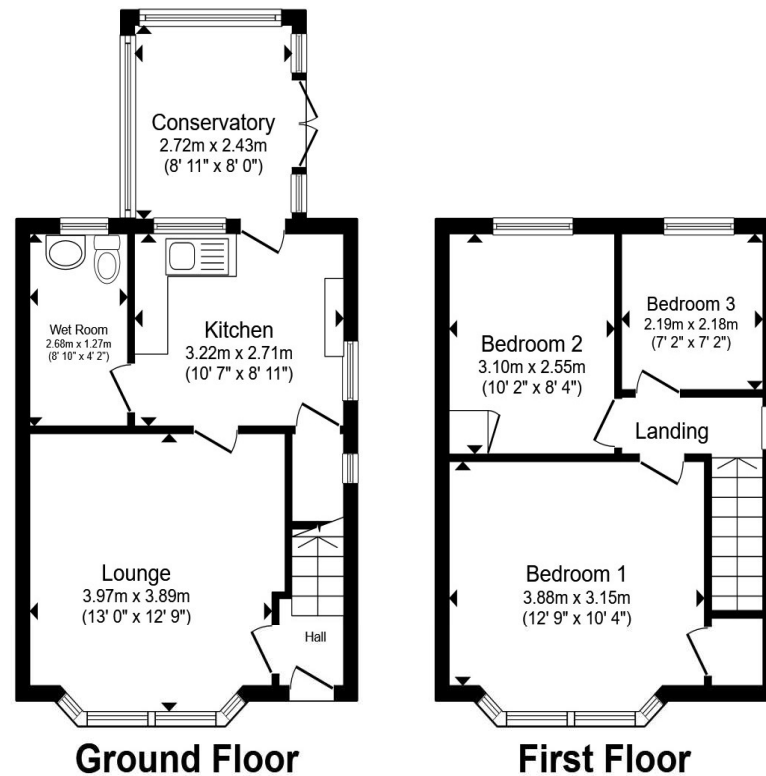
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