

49, Harrow Road,

£925 PCM



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**Willsons**  
SINCE 1842

49, Harrow Road,  
, Skegness,  
Lincolnshire, PE25 1GH

### "AGENT'S COMMENTS"

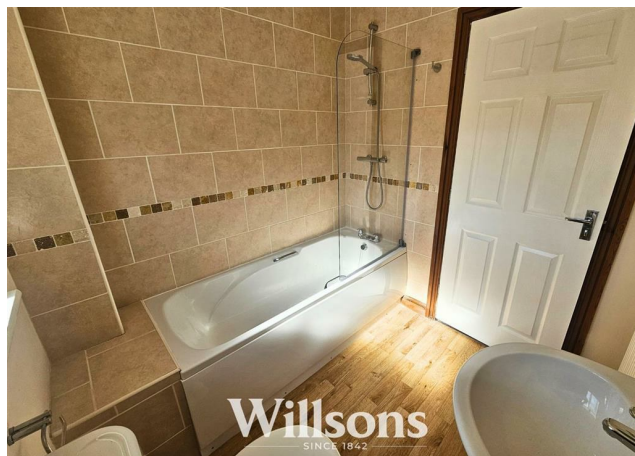
*A well presented three bedroom semi detached property located in the seaside town Skegness. This property consists of a modern kitchen/diner, living room, downstairs WC, three bedrooms, family bathroom with front and rear gardens. Property benefits from single garage (in a separate block), parking space, UPVC double glazing and gas central heating throughout.*

### LOCATION

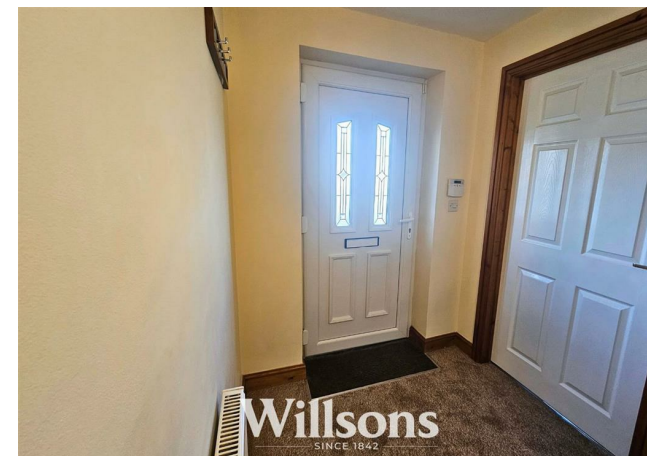
*Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham*



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<https://www.willsons-property.co.uk>

### How to Apply

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

### Viewing Arrangements

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

### Holding Deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling £213.46 must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

### Deposit

This property requires a deposit of 5 weeks' rent - totalling £1,067.30

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

### Accommodation

A modern three bedroom semi detached property located in the seaside town of Skegness

### Front Garden

Lawn, with gravelled area under front window, path leading to front door and down the side of the property, providing access to the rear garden

### Entrance Hall

4'6" x 3'4" (1.38 x 1.03)

Double glazed front door, coat hooks, radiator, light, smoke alarm, sockets and switches

### Lounge

17'1" x 11'7" (5.22 x 3.54)

window with curtain pole, gold circular shelving unit, light, wall lights, thermostat, radiator, sockets and switches

### Kitchen/ Diner

9'9" x 8'8" (2.98 x 2.66)

window, patio doors leading out onto rear garden, CO alarm, 1.5 sink with drainer, built in oven, hob, extractor, light fittings x 2, radiator, sockets and switches

### Ground Floor WC

5'2" x 3'4" (1.58 x 1.02)

Toilet, wash hand basin, extractor fan, light, radiator, sockets and switches

### Stairs & Landing

11'8" x 2'10" (3.58 x 0.87)

wooden handrail, light, smoke alarm, loft hatch, sockets and switches, built in cupboard, with shelving, hanging rail, radiator.

### Bedroom 1

14'7" x 8'3" (4.47 x 2.52)

Window with vertical blinds, light, radiator, socket, aerial point and switches

### Bedroom 2

12'4" x 8'3" (3.77 x 2.53)

Window with curtain pole, light, radiator, socket, aerial point and switches

### Bedroom 3

8'1" x 6'7" (2.47 x 2.02)

Window with vertical blinds, light, radiator, socket, aerial point and switches

### Bathroom

6'7" x 6'6" (2.03 x 2.00)

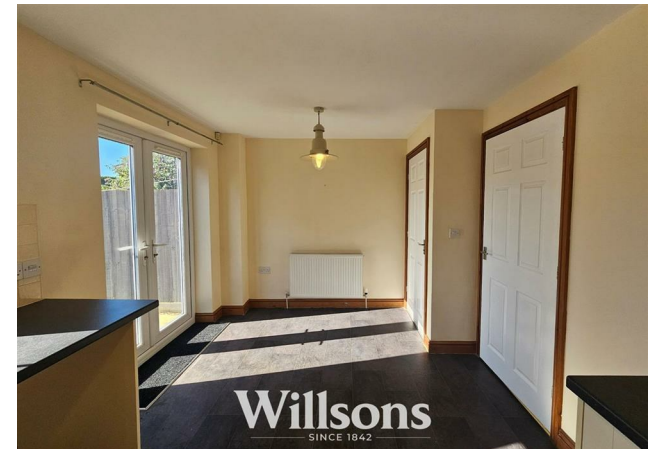
Window with roller blind, extractor fan, light, toilet, basin with chrome mixer tap, shelf, mirror, toilet roll holder, bath with shower over, shower screen, radiator, isolator switch for extractor fan

### Rear Garden

Fenced all around, side gate, lawn, patio, washing line, outside tap

### Garage

Single garage with up and over door in a separate block, parking space in front of garage





**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

