



Drummond Road, Skegness, PE25

£199,950

Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 9

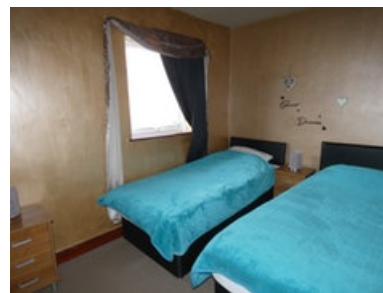
FANTASTIC LOCATIONCLOSE BY TO LOCAL AMENITIES***INTERNAL VIEWING HIGHLY RECOMMENDED***

Key features:

- Fantastic Location
- Great Investment
- Off Road Parking
- Viewing Highly Recommended
- Close to Local Amenities

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£1057.20 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



A fantastic Bed & Breakfast located in a quiet but perfectly positioned area of Skegness with local amenities including Skegness Pier, Aquarium and the beach within walking distance, as well as a fantastic range of bars, shops & restaurants only a short distance away.

As we enter the ground floor, there is a lovely lounge room which leads into a wonderful and spacious dining area. As we move further through, there is a newly fitted kitchen with modern appliances, as well as two utility rooms and a downstairs bathroom.

Moving up to the first and second floors, the property boasts nine rooms in a variety of sizes from Single through to Family, with all en-suite facilities also. The owners accommodation comprises of two bedrooms, a large lounge area and downstairs bathroom.

The property also benefits from a new modern commercial boiler, and offers plenty of off-road parking.

Full financial information is available upon request.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate Non-Domestic Building	
Carlton Private Hotel 70 Drummond Road SKEGNESS PE25 3EQ	Certificate Reference Number: 9919-3003-0507-0100-3001

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.



Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	266
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	102.96

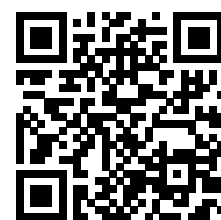
Benchmarks

Buildings similar to this one could have ratings as follows:

41	If newly built
69	If typical of the existing stock

MISREPRESENTATION ACT, 1967.

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