



Grosvenor Road, Skegness PE25 2DD

welcome to

Grosvenor Road, Skegness

We advise that an offer has been made for the above property in the sum of £150,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. William H Brown, 20 Roman Bank, Skegness, Lincolnshire, PE25 2RU. 01754 768311

Entrance

Door leading into the hallway with stairs to the 1st floor with doors into the following rooms:

Room 1

12' 10" Into recess x 14' 6" Into bay (3.91m Into recess x 4.42m Into bay)

Consists of base and wall units, sink, hob, fridge, bay window and a radiator

Room 2

14' 7" x 13' 8" (4.45m x 4.17m)

Has worktop, sink, fridge, a window and a radiator.

Shower Room

Consists of a shared shower cubicle, WC, sink, extractor fan, 4 fuse boxes in recess as well as a cupboard with electric and a fuse box and another cupboard with water cylinder.

Landing

Has a radiator and doors into the following rooms:

Room 3

10' 7" x 16' 4" (3.23m x 4.98m)

Consists of a radiator, two windows, base and wall units, sink, loft hatch access and a storage cupboard.

Wc

Has a WC, opaque window and a sink

Shower Room

Has a shower cubicle and a light.

Room 4

14' 5" x 13' 10" (4.39m x 4.22m)

Consists of a window, radiator, base and wall units with sink .

Room 5

11' 7" x 17' 10" (3.53m x 5.44m)

Has base and wall units with a sink, radiator and window.

Landing

Has stairs leading up to Room 6

Room 6

10' 5" max x 14' 3" max (3.17m max x 4.34m max)

has a radiator, window, a storage cupboard and door into:

Wc

has a sink and WC.

Kitchen/living

17' 5" x 12' 3" (5.31m x 3.73m)

consists of a window, radiator, base and wall units and a sink.

Flat 7 - Kitchen/ Living

11' 3" x 19' 6" max (3.43m x 5.94m max)

has a radiator, two windows to the front and side, base and wall units, sink and loft hatch. The inner hall leads into:

Bedroom

10' 8" x 13' 1" (3.25m x 3.99m)

has a window, radiator and a door to

En-Suite

consists of a shower, WC, sink and an opaque window

External

Flat 7 offers a parking space and small garden area to the front.



Agents Note

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welcome to

Grosvenor Road, Skegness

- INVESTMENT OPPORTUNITY
- NO CHAIN
- 6 ROOMS & 1 SELF CONTAINED FLAT
- CLOSE TO TOWN & BEACH
- TRANSPORT LINKS NEARBY

Tenure: Freehold EPC Rating: E

£160,000

directions to this property:

See Multi-Map Illustration



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SKG108599 - 0012

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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