



Roman Bank, SKEGNESS PE25 1SG

welcome to

Roman Bank, SKEGNESS

ATTENTION INVESTORS AND FIRST TIME BUYERS!!!

GUIDE PRICE £140,000- £150,000

3 BEDROOM BUNGALOW LOCATED CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS, SHOPS, BEACH & LOCAL ATTRACTIONS... CALL US NOW TO

ARRANGE YOUR VIEWING

Entrance

Entrance door leads into the Lounge:

Lounge

15' x 10' 5" (4.57m x 3.17m)

Has a window to the front elevation, radiator and doors into:

Kitchen Diner

14' 9" x 10' 8" (4.50m x 3.25m)

Comprising of wall, base and drawer units with worktop space over, Sink, extractor, window, radiator, boiler and ample space for a dining table.

Inner Hall

Has a window, radiator and doors leading into:

Bedroom 1

13' 1" x 11' 2" (3.99m x 3.40m)

Has a window, loft hatch access and a radiator.

There is also a door which can access the Bathroom

Bedroom 2

9' 10" x 7' 6" (3.00m x 2.29m)

Has a window and a radiator.

Bedroom 3

9' 10" x 6' 8" (3.00m x 2.03m)

Has a window and radiator

Utility Room

6' 7" x 6' 1" (2.01m x 1.85m)

Has base and wall units with worktop space over, radiator, door leading to the rear garden area and a door leading into the bathroom.

Bathroom

Has a bath with shower over, sink, WC, radiator and window.

External

Externally there is on street parking if required and there is a small rear garden.





view this property online williamhbrown.co.uk/Property/SKG108692



welcome to

Roman Bank, SKEGNESS

- ***GUIDE PRICE £140,000- £150,000***
- 3 BEDROOM BUNGALOW
- CLOSE TO AMENITIES
- NEAR BUS ROUTES
- CALL US TODAY TO ARRANGE YOUR VIEWING ...

Tenure: Freehold EPC Rating: G

offers over

£130,000

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.

view this property online williamhbrown.co.uk/Property/SKG108692



Property Ref:
SKG108692 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk