



**Beresford Avenue, Skegness PE25 3JL**

**welcome to**

## **Beresford Avenue, Skegness**

\*\*\*SOLD WITH NO CHAIN\*\*\*

2 BEDROOM DETACHED BUNGALOW LOCATED IN A SOUGHT AFTER AREA OF SKEGNESS CLOSE TO LOCAL AMENITIES. THIS PROPERTY IS NOT TO BE MISSED. TO ARRANGE A VIEWING PLEASE CONTACT THE OFFICE

### **Entrance Porch**

Has door leading into:

### **Hallway**

Has loft hatch access with pull down ladder, radiator and doors leading into:

### **Lounge Area**

21' 2" x 11' 10" ( 6.45m x 3.61m )

Has a window to the rear and an additional window to the side elevation, radiator and open access into:

### **Dining Area**

10' 8" x 7' 11" ( 3.25m x 2.41m )

Has a radiator and a window to the front elevation and to the sides.

### **Kitchen**

11' 10" x 8' 5" ( 3.61m x 2.57m )

Comprising of wall, base and drawer units with worktop space over, sink, radiator and window and door leading into the Sun Room.

### **Sun Room**

Has a radiator and window and door to the rear, additional door to the side and another door leading into the Garage.

### **Bedroom 1**

10' 11" x 9' 11" ( 3.33m x 3.02m )

Has a window to the front and a radiator

### **Bedroom 2**

10' 11" x 11' 11" ( 3.33m x 3.63m )

Has a window into the Sunroom and a radiator.

### **Bathroom**

Comprising of a bath with shower over, sink, towel radiator, opaque window and part tiled walls.

### **Wc**

Has a WC, sink and an opaque window.

### **External**

Externally, the front of the property has a low maintenance hardstanding driveway. The rear is mainly lawned with a patio area.

### **Garage**

38' 4" x 9' 2" ( 11.68m x 2.79m )

Has power and lighting, gas central heating boiler and sliding doors to the rear.





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## Beresford Avenue, Skegness

- 2 BEDROOM DETACHED BUNGALOW
- DRIVEWAY
- GARDEN
- SOUGHT AFTER AREA
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: D

**£264,500**

### 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:  
SKG107721 - 0009

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