



Braceby Road, Skegness PE25 2BE

welcome to

Braceby Road, Skegness

NO CHAIN

A well presented 3 Bedroom Semi-Detached House located in sought after area. In brief, the property comprises of Kitchen Diner, Lounge, Downstairs WC, 3 Bedrooms with the master having an en-suite and family bathroom. Call us today to arrange your viewing ...

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

Entrance Hall

Following from the entrance door there is a door to the WC, door to the kitchen/diner and stairs leading to the first floor.

Wc

Has a WC, sink and radiator.

Kitchen Diner

19' 3" Max x 15' 3" (5.87m Max x 4.65m)
Comprises of wall base and drawer units with worktop space over, integrated oven, hob and extractor, two radiators, French doors, sink, window to the rear and window to the front. There is also a door leading into:

Lounge

19' 4" x 9' 1" (5.89m x 2.77m)
Has a window to the front, two radiators and patio doors to the rear.

Landing

Has doors leading into the following rooms:

Bedroom 1

13' 8" x 9' 1" (4.17m x 2.77m)
Has a Juliet balcony to the Front, a radiator and a door into:

En-Suite

Has a shower, WC, sink, towel radiator and an opaque window.

Bedroom 2

11' 4" x 9' 2" (3.45m x 2.79m)
Has a window and a radiator.

Bedroom 3

12' 6" x 7' 7" (3.81m x 2.31m)
Has a window and a radiator.

Bathroom

Consists of a bath with shower over, WC, sink and towel radiator.

External

To the front of the property it has driveway and a lawned area. To the rear it is mainly lawned.





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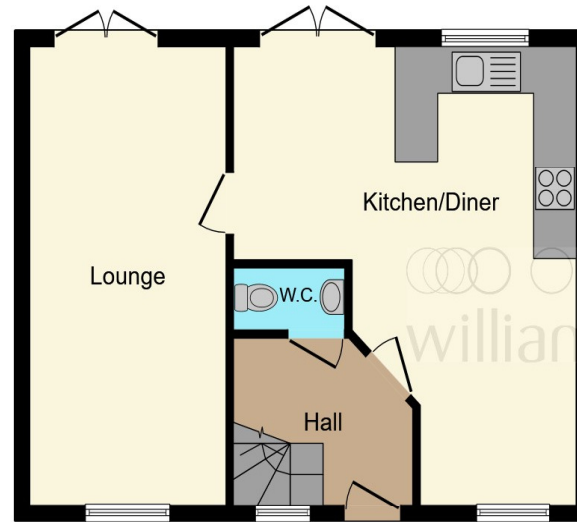
- ***NO CHAIN***
- 3 BEDROOM SEMI-DETACHED HOUSE
- GARDEN
- DRIVEWAY
- SOUGHT AFTER

Tenure: Freehold EPC Rating: B

£200,000

directions to this property:

See Multi-Map Illustration



Ground Floor



First Floor

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:
SKG108828 - 0005

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.

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