









# welcome to

# **Nelson Close, Skegness**

\*\*\*NO CHAIN\*\*\*

2 Bedroom Semi-Detached Bungalow Located in sought after area. In brief, the property comprises of Lounge, Kitchen/Diner, Sun room, 2 Good sized Bedrooms with the master having an en-suite & Bathroom. Contact the office today to arrange your viewing ...

### **Entrance Hall**

laid to lawn.

Following from the entrance hall there is a storage cupboard and doors leading into:

## Lounge

14' 11" x 11' 9" ( 4.55m x 3.58m )
Has a window to the front elevation and a radiator.

## Kitchen/diner

17' 10" max x 11' 9" ( 5.44m max x 3.58m )
Comprises of wall, base and drawer units with worktop space over, sink, radiator, ample space for a dining table and open access into sunroom.

#### Sunroom

12'  $\times$  10' 9" ( 3.66m  $\times$  3.28m ) Has a window to the rear and side, door to the rear, radiator and cupboard with boiler.

#### **Bedroom One**

10' 6"  $\times$  9' 2" (  $3.20m \times 2.79m$  ) Has a window, radiator and leads into wardrobe space which has a door into:

#### **En-Suite**

Has a walk in shower, sink with vanity, WC, towel radiator and an opaque window.

## **Bedroom Two**

9' 2" x 11' ( 2.79m x 3.35m ) Has a window, radiator and built in wardrobes.

## **Bathroom**

Consists of a bath with shower over, sink, WC, radiator, tiled walls and an opaque window.

### **External**

To the front of the property it offers a really good sized driveway with lawned areas. The rear is mainly













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- \*\*\*NO CHAIN\*\*\*
- 2 BEDROOM SEMI-DETACHED BUNGALOW
- **GOOD SIZED DRIVEWAY**
- **GARDEN**
- SUN ROOM

Tenure: Freehold EPC Rating: C

£190,000

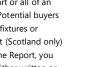


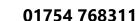
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

# view this property online williamhbrown.co.uk/Property/SKG108793



Property Ref: SKG108793 - 0006 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 quidance 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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