



Burgh Road, SKEGNESS PE25 2RW

welcome to

Burgh Road, SKEGNESS

NOT TO BE MISSED

We welcome this 3 Bedroom Detached House to the Market located in a ideal location to amenities. The property offers lounge, Dining Area, Kitchen, Downstairs WC, 3 Bedrooms & Bathroom. In order to arrange a viewing, please contact the branch.

Entrance Porch

Front door leads into the entrance porch which has door leading into the hallway:

Hallway

Has stairs leading to the first floor, radiator, under stairs cupboard with gas meter and doors leading into the following rooms:

Dining Area

11' 10" Min to bay x 10' 7" (3.61m Min to bay x 3.23m)
Has a bay window to the rear elevation, fire place with surround, radiator and open access into the Lounge:

Lounge

12' 1" x 11' 11" (3.68m x 3.63m)
Has a bay window to the front elevation and a radiator.

Kitchen

22' 1" x 7' 1" (6.73m x 2.16m)
Comprising of wall, base and drawer units with worktop space over, extractor, sink, radiator, windows to 3 elevations, door leading to the rear garden and a door leading into:

Wc

Has a WC

Landing

Has loft hatch access and doors leading into:

Bedroom 1

12' x 10' 7" (3.66m x 3.23m)
Has a window and radiator.

Bedroom 2

12' 1" x 9' 8" (3.68m x 2.95m)

Has a window and radiator

Bedroom 3

8' 1" x 8' 1" (2.46m x 2.46m)
Has a window and radiator

Bathroom

Comprising of a bath with shower over, WC, sink, towel radiator and 2 opaque windows.

External

The front of the property has a gravelled driveway. The rear offers decking area, patio area as well as lawned. There is also a workshop style shed with electrics (18'8 X 5'9)





view this property online williamhbrown.co.uk/Property/SKG107947



welcome to

Burgh Road, SKEGNESS

- DETACHED HOUSE
- 3 BEDROOMS
- DOWNSTAIRS WC
- DRIVEWAY
- GARDEN

Tenure: Freehold EPC Rating: C

£250,000

directions to this property:

See Multi-Map illustration



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/SKG107947



Property Ref:
SKG107947 - 0003

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