



Derby Avenue, Skegness PE25 3DH

welcome to

Derby Avenue, Skegness

This property offers 4 bedrooms, Lounge, Separate Dining Room, Kitchen, Bathroom, Detached Garage, Front & Rear Garden and Front Driveway. Call us to arrange a viewing.

Entrance Hall

Following from the entrance door there is a radiator, window with leaded lights, original wooden floor, stairs to the first floor and doors leading into:

Lounge

13' x 15' 6" max into bay (3.96m x 4.72m max into bay)
Having a bay window to the front elevation and a radiator.

Dining Room

17' 6" into bay x 13' (5.33m into bay x 3.96m)
Has a bay window, with door to the rear and a radiator.

Kitchen

17' x 11' 4" (5.18m x 3.45m)
Comprises of wall, base and drawer units with worktop space over, a sink, integrated oven and hob, window to the rear and a door to the side leading externally, as well as ample space for a dining table if required.

Wc

Has a sink, radiator, WC and an opaque window

Landing

There is a radiator, window and doors leading into:

Bedroom One

11' 11" x 14' 11" (3.63m x 4.55m)
Consists of built in wardrobes with sliding doors and a storage cupboard, a radiator and window to the front elevation.

Bedroom Two

14' x 9' 5" (4.27m x 2.87m)

Has a sink, radiator and window to the rear.

Bedroom Three

10' x 8' 1" (3.05m x 2.46m)
With a window and radiator.

Bedroom Four

9' 10" x 7' 10" (3.00m x 2.39m)
Has a window, radiator and storage cupboard.

Bathroom

Consists of a bath, separate shower, sink, WC, towel radiator and an opaque window.

External

To the front of the property there is a driveway and to the rear it is mainly lawned with a patio and decking.

Garage

With a side window and traditional double garage doors.





view this property online williamhbrown.co.uk/Property/SKG108933



welcome to

Derby Avenue, Skegness

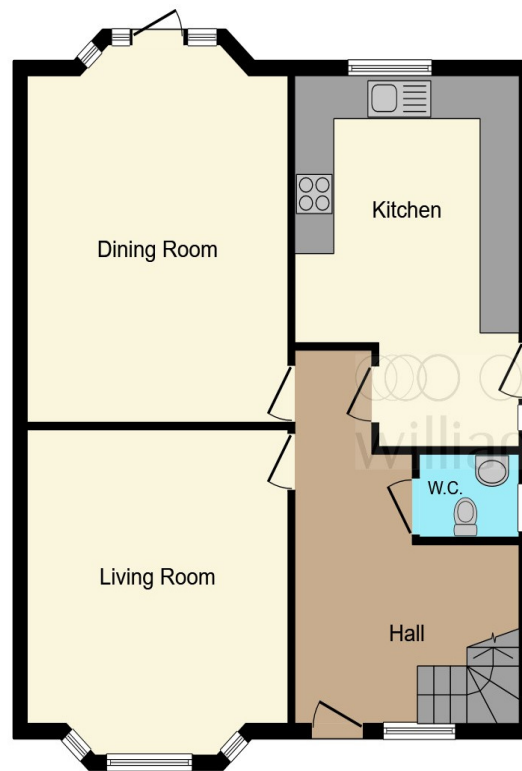
- 4 BED SEMI-DETACHED HOUSE
- FANTASTIC LOCATION
- SEPARATE DINING ROOM
- DETACHED GARAGE
- FRONT DRIVEWAY

Tenure: Freehold EPC Rating: D

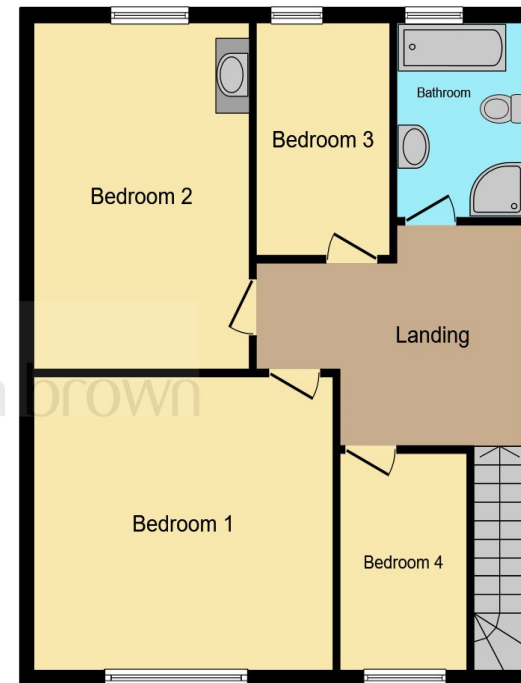
£270,000

directions to this property:

See Multi-map illustration



Ground Floor



First Floor

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/SKG108933



Property Ref:
SKG108933 - 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