



Roman Bank, Skegness PE25 1SG

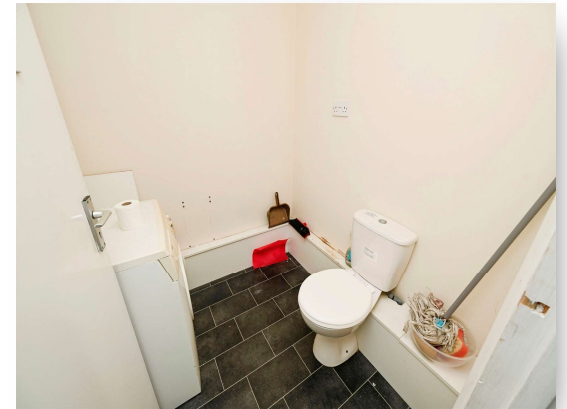
welcome to

Roman Bank, Skegness

NO CHAIN

4 BEDROOM SEMI-DETACHED HOUSE WITH KITCHEN DINER, LOUNGE, UTILITY/WC & FAMILY BATHROOM.

EXTERNALLY OFFERING PARKING AND REAR GARDEN. needs to be viewed to appreciate the space this property has to offer!!



Entrance Hall

Entrance door leads into the entrance hall which has stairs leading to the first floor and door into:

Kitchen / Diner

19' 8" x 11' 8" (5.99m x 3.56m)

Comprising of wall, based and drawer units with worktop space over, integrated oven, hob, extractor, sink, window to the side, door into lounge, door into utility area and door leading to the rear. There is also 2 radiators and ample space for a dining table.

Lounge

11' 8" x 10' 2" (3.56m x 3.10m)

Has a window and a radiator

Utility Area

6' 1" x 5' 7" (1.85m x 1.70m)

Has space and plumbing for a washing machine, WC and boiler.

Landing

Has a radiator, stairs to the 2nd floor and doors into:

Bedroom One

11' 8" x 10' 4" (3.56m x 3.15m)

Has a window and radiator

Bedroom Two

8' 7" x 8' (2.62m x 2.44m)

Has a window and a radiator

Bathroom

Has a bath with shower over, WC, sink and an opaque window.

Landing

Has doors into:

Bedroom Three

Has a window and a radiator

Bedroom Four

Has a window and a radiator

External

Externally the property benefits from parking to the front of the property and path which leads down to the entrance door. The rear is all low maintenance.



view this property online williamhbrown.co.uk/Property/SKG108792

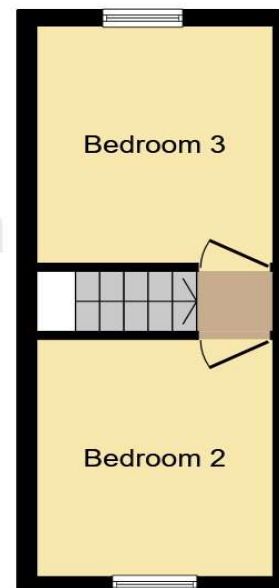




Ground Floor



First Floor



Second 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

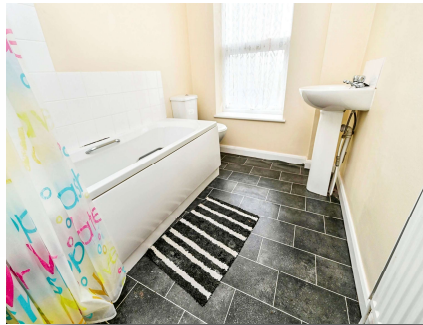
welcome to

Roman Bank, Skegness

- ***NO CHAIN***
- SEMI-DETACHED HOUSE
- 4 BEDROOMS
- KITCHEN DINER
- GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£165,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SKG108792



Property Ref:
SKG108792 - 0013

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