









welcome to

Burgh Road, Skegness

NOT TO BE MISSED

Needs to be viewed to appreciate plot

Lovely 2 Bedroom Detached Bungalow Located in Skegness. In brief, the property comprises of Lounge Diner, Kitchen, Shower Room and 2 Bedrooms. Externally, the property benefits from garden front and rear as well as a good sized Driveway.

Entrance Hall

Following from the entrance door there is a radiator, airing cupboard and doors leading into:

Lounge/Diner

20' 1" x 15' 4" max (6.12m x 4.67m max)
Has a window to the front elevation, a radiator and ample space for a dining table.

Kitchen

10' 11" x 8' 4" (3.33m x 2.54m) Comprises of wall, base and drawer units with worktop space over, sink, integrated oven, hob and extractor, radiator and a window.

Bedroom One

14' 11" x 11' 2" max (4.55m x 3.40m max) Has a window and radiator.

Bedroom Two

11' 11" x 8' 5" (3.63m x 2.57m) Has a window and radiator.

Shower Room

Consists of a walk-in shower, WC, sink, tiled walls, cupboard and an opaque window.

External

External

To the front of the property, it has a driveway with a lawned area. The rear is good-sized which is mainly lawned, with a patio and decking area and a greenhouse.

Garage

18' x 8' (5.49m x 2.44m)

Has an up and over door.













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- *** NOT TO BE MISSED ***
- DETACHED BUNGALOW
- 2 BEDROOMS
- DRIVEWAY
- GARDEN

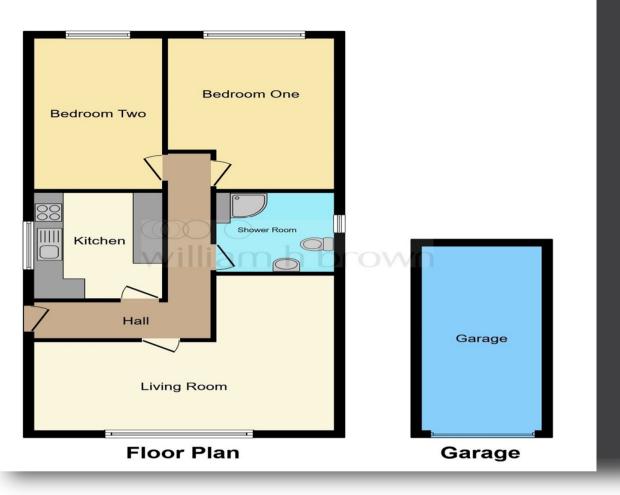
Tenure: Freehold EPC Rating: C

offers in the region of

£240,000

directions to this property:

See Multi-map illustration



view this property online williamhbrown.co.uk/Property/SKG109114



Property Ref: SKG109114 - 0010 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.



01754 768311



william h brown

Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk

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.