



**Saxby Avenue, Skegness PE25 3LE**



**welcome to**

## **Saxby Avenue, Skegness**

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

3 Bedroom Dormer Bungalow located in sought after area in Skegness. In brief, the property comprises of Lounge, Kitchen, Bathroom, separate WC, 2 Bedrooms, store room and study. In order to arrange a viewing, please contact the branch on 01754 768211

### **Entrance**

Entrance door to the side leads into the Hallway:

### **Hallway**

Has a radiator, stairs leading to the first floor and doors into the following rooms:

### **Lounge**

17' max into bay x 12' 2" ( 5.18m max into bay x 3.71m )  
Has a bay window to the front elevation and two radiators.

### **Kitchen**

12' 2" x 11' 3" ( 3.71m x 3.43m )  
Comprising of wall, base and drawer units with worktop space over, integrated oven, hob, extractor, sink, radiator and window and door to the rear elevation.

### **Bedroom One**

11' 11" x 12' 2" ( 3.63m x 3.71m )  
Has a window and radiator.

### **Bathroom**

Comprising of bath with shower over, WC, hand wash basin, radiator and an opaque window.

### **Wc**

Has a wc and opaque window.

### **Landing**

Has a storage cupboard, loft hatch access and doors into the following rooms:

### **Bedroom Two**

15' 1" x 7' 11" ( 4.60m x 2.41m )

Has a window, radiator and sink.

### **Bedroom Three**

15' x 7' 10" ( 4.57m x 2.39m )  
Has a window, sink and radiator.

### **Study**

11' 5" x 4' 2" ( 3.48m x 1.27m )  
Has a window and access to eaves storage.

### **Store Room**

11' 4" max x 4' 3" ( 3.45m max x 1.30m )  
Has a window and built in shelving.

### **External**

The front of the property is low maintenance with a driveway. The rear is also low maintenance and there is an outside storage cupboard.





***view this property online*** [williamhbrown.co.uk/Property/SKG109224](http://williamhbrown.co.uk/Property/SKG109224)



welcome to

## Saxby Avenue, Skegness

- \*\*\*NO CHAIN\*\*\*
- 3 BEDROOM DORMER BUNGALOW
- DRIVEWAY & GARDEN
- LOCATED NEAR AMENITIES
- CALL US TO ARRANGE A VIEWING

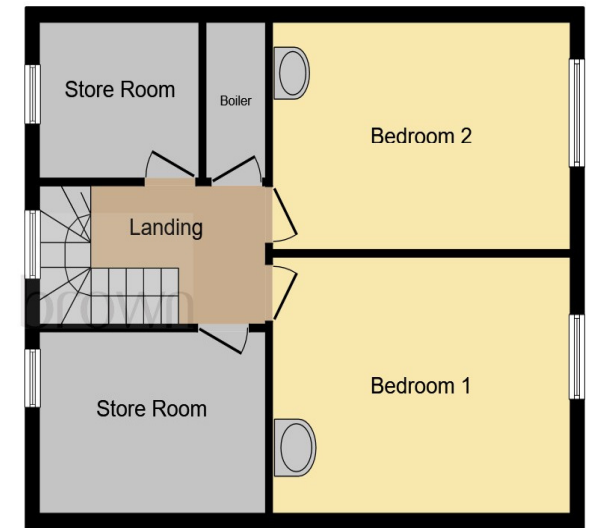
Tenure: Freehold EPC Rating: D

offers in the region of

**£220,000**



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](http://www.focalagent.com)

view this property online [williamhbrown.co.uk/Property/SKG109224](http://williamhbrown.co.uk/Property/SKG109224)



Property Ref:  
SKG109224 - 0008

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](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)