



Harvest Way, Skegness PE25 2NZ

welcome to

Harvest Way, Skegness

ATTENTION FIRST TIME BUYERS OR INVESTORS

2 Bedroom Semi-detached house Located in Skegness. In brief, the property comprises of Lounge, Kitchen/Diner, downstairs WC, 2 Bedrooms & Family Bathroom. Externally, the property benefits from off street parking to the front and a rear garden.

Lounge

12' 11" x 11' 3" (3.94m x 3.43m)

Entrance door leads into the Lounge which a window to the front elevation, stairs leading to the first floor, radiator and door into:

Kitchen Diner

14' 1" x 8' 9" (4.29m x 2.67m)

Comprising of wall, base and drawer units with worktop space over, integrated oven, hob and extractor, sink, window and door to the rear and door into:

Wc

Has a WC and sink

Landing

Has an airing cupboard, loft hatch access and doors into the following rooms:

Bedroom 1

14' max x 10' 1" (4.27m max x 3.07m)

Has two windows, storage cupboard and a radiator.

Bedroom 2

8' 11" x 7' 6" (2.72m x 2.29m)

Has a window and a radiator.

Bathroom

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

External

Externally the property offers two parking spaces to the front and a low maintenance rear garden.





view this property online williamhbrown.co.uk/Property/SKG109307



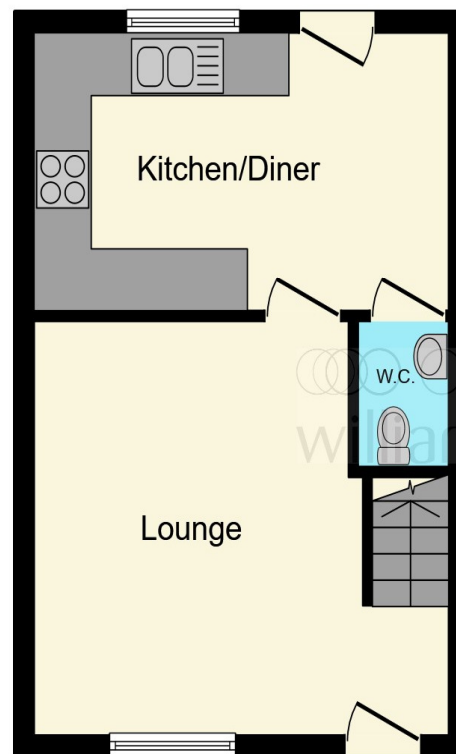
welcome to

Harvest Way, Skegness

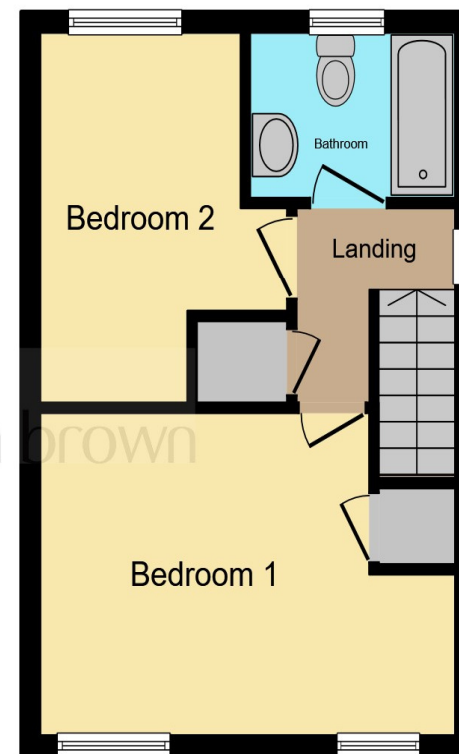
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- SEMI-DETACHED HOUSE
- 2 BEDROOMS
- OFF STREET PARKING
- GARDEN

Tenure: Freehold EPC Rating: Awaiting

£160,000



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

view this property online williamhbrown.co.uk/Property/SKG109307



Property Ref:
SKG109307 - 0005

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