



Elizabeth Close, Chapel St. Leonards Skegness PE24 5RT

welcome to

Elizabeth Close, Chapel St. Leonards Skegness

NO CHAIN

WELL PRESENTED AND MODERN 2 BEDROOM BUNGALOW LOCATED IN CHAPEL ST LEONARD'S ONLY A SHORT DISTANCE TO LOCAL AMENITIES, BEACH PROMENADE AND PUBLIC TRANSPORT LINKS. IN ORDER TO ARRANGE A VIEWING PLEASE CONTACT US ON 01754 768211

Entrance Porch

Has a door leading into the hallway

Hallway

Has a radiator, loft hatch access and doors leading into the following rooms:

Lounge

14' 11" x 15' 11" (4.55m x 4.85m)

Has a window to the front elevation, radiator and a multi-fuel burner.

Kitchen

10' 11" x 9' 9" (3.33m x 2.97m)

Comprising of modern wall, base and drawer units with worktop space over, sink, integrated oven, hob, space for fridge/freezer, under cupboard down lights, radiator, window to the rear elevation and door leading into:

Conservatory

10' 11" x 10' 7" (3.33m x 3.23m)

Has windows to 3 elevations and a door leading to the rear garden. There is also a door leading into:

Utility Room

7' 6" x 7' 10" (2.29m x 2.39m)

Has an opaque window and space and plumbing for washing machine and tumble dryer. There is a door leading into the integral garage.

Bedroom One

12' 6" x 10' (3.81m x 3.05m)

Has a window and a radiator.

Bedroom Two

12' 2" x 10' (3.71m x 3.05m)

Has a window and a radiator.

Shower Room

Modern shower room offering a double walk in shower, WC, sink with vanity storage below, towel radiator and an opaque window.

External

Externally, the property benefits from off street parking leading to the garage as well as lawned and gravelled area to the front. The rear is also mainly laid to lawn with gravelled area and oil tank.

Garage

16' 1" x 7' 9" (4.90m x 2.36m)

Has an up and over door to the front as well as door leading into the utility room.





view this property online williamhbrown.co.uk/Property/SKG109706



welcome to

Elizabeth Close, Chapel St. Leonards Skegness

- *** SOLD WITH NO CHAIN***
- Two generously sized double bedrooms
- Modern fitted kitchen
- Spacious conservatory overlooking the garden
- Stylish and contemporary shower room

Tenure: Freehold EPC Rating: E

£240,000

directions to this property:

See Multi-map illustration



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/SKG109706



Property Ref:
SKG109706 - 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