



**Richmond Drive, Skegness PE25 3SF**

welcome to

## **Richmond Drive, Skegness**

2 BEDROOM SEMI-DETACHED BUNGALOW LOCATED IN A SOUGHT AFTER AREA OF SKEGNESS OFFERING DRIVEWAY & GARAGE. THE PROPERTY IS ONLY A SHORT DISTANCE AWAY FROM AMENITIES ... IN ORDER TO ARRANGE A VIEWING, PLEASE CONTACT THE BRANCH ON 01754 768311

### **Entrance**

Entrance door leads into the hallway which has a radiator and doors into:

### **Wc**

Has a WC, sink, radiator and a window

### **Kitchen**

10' 5" x 9' 9" ( 3.17m x 2.97m )

Comprising of wall, base and drawer units with worktop space over, sink, space for appliances, window, newly fitted boiler. There is a door leading into:

### **Sun Room**

9' 4" x 7' 3" ( 2.84m x 2.21m )

Has a door to the front and a door to the rear.

### **External**

Externally the property benefits from a gravelled driveway to the front leading to the garage. The rear is mainly lawned with shed and greenhouse.



### **Lounge**

19' 11" x 11' 8" ( 6.07m x 3.56m )

Has a window to the rear elevation and one to the side elevation, two radiators and a gas fire with surround. There is a door leading into the inner hall

### **Inner Hall**

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

### **Bedroom 1**

Has a window to the rear elevation and a radiator.

### **Bedroom 2**

9' 11" x 9' 3" ( 3.02m x 2.82m )

Has a window to the front elevation and a radiator.

### **Wet Room**

Wet room with WC, sink, extractor fan, radiator and a window.





***view this property online*** [williamhbrown.co.uk/Property/SKG109198](http://williamhbrown.co.uk/Property/SKG109198)



welcome to

## Richmond Drive, Skegness

- SEMI-DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- GARAGE
- FRONT & REAR GARDEN
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

**£195,000**

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

**view this property online** [williamhbrown.co.uk/Property/SKG109198](http://williamhbrown.co.uk/Property/SKG109198)



Property Ref:  
SKG109198 - 0007

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.



**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)