



Ramsay Close, Skegness PE25 3PF

welcome to

Ramsay Close, Skegness

Modern 2 bedroom semi-detached bungalow in quiet cul-de-sac, featuring spacious lounge, large sun room, modern kitchen, contemporary shower room plus additional Wc, low-maintenance gardens, driveway and garage. Close to the train & bus station supermarkets, town centre and beach.

Entrance

Entrance from the side has a door leading into the kitchen

Kitchen

10' 4" x 7' 9" (3.15m x 2.36m)

Comprising of wall, base and drawer units with marble effect worktop space over, window to the rear elevation, integrated oven, 5 ring gas hob, microwave, extractor fan, sink and door into:

Hallway

Has front entrance door and doors into:

Wc

Has a WC, sink with vanity unit, towel radiator and an opaque window.

Lounge

18' 9" x 11' 7" (5.71m x 3.53m)

Has a window and door leading into the sun room and two radiators.

Sun Room

12' 7" x 15' 9" (3.84m x 4.80m)

a bright and airy space with a sliding door to the rear elevation and window to the side and a radiator.

Inner Hall

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

Bedroom 1

10' 3" x 8' 7" (3.12m x 2.62m)

Has a window, radiator and electric fuse box.

Bedroom 2

9' 5" x 14' 10" (2.87m x 4.52m)

Has a window to the front elevation and a radiator.

Shower Room

Has a walk in shower, WC, sink with vanity storage below, tiled walls and floors and a towel radiator.

External

Externally the property benefits from a low maintenance front and rear. The front has a driveway leading to the garage. The rear offers gravelled areas as well as a patio area.

Garage

16' 7" x 9' 8" (5.05m x 2.95m)

Has an up and over door and side door leading to the rear garden.





view this property online williamhbrown.co.uk/Property/SKG109944



welcome to

Ramsay Close, Skegness

- Modern Semi-detached 2-bedroom bungalow
- Cul-de-sac location in Skegness
- Spacious lounge and large sun room
- Modern fitted kitchen
- Contemporary shower room plus additional WC

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£240,000



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/SKG109944



Property Ref:
SKG109944 - 0002

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