



Queens Road,Skegness PE25 2ET

welcome to

Queens Road, Skegness

SOLD WITH NO CHAIN

3-bedroom semi-detached home on Queens Road, Skegness, offering two reception rooms, kitchen, downstairs bathroom, master bedroom with en-suite, two further bedrooms & rear garden. Ideally located close to shops, schools, doctors' surgery and the town centre.

Entrance Porch

Via a single door leading to hallway. Offering ample space for shoe storage.

External

Rear garden with lawn and patio area.

Entrance Hallway

Radiator and stairs leading to first floor.

Lounge

13' 4" into bay x 11' 4" (4.06m into bay x 3.45m)

With bay window to front elevation and radiator.

Dining Room

11' 2" x 8' 1" (3.40m x 2.46m)

Window to rear elevation, radiator and door leading to kitchen.

Kitchen

9' 10" x 7' 3" (3.00m x 2.21m)

Wall, base & drawer units with worktop space over, sink & drainer, central heating boiler, window and door to rear elevation.

Bedroom 1

10' 4" x 13' 11" (3.15m x 4.24m)

Bay window to front elevation & radiator.

En-Suite Shower Room

Shower cubicle, toilet, sink and opaque window.

Bedroom 2

7' 8" x 8' 2" (2.34m x 2.49m)

Window and radiator.

Bedroom 3

6' 11" x 11' 3" (2.11m x 3.43m)

Window & radiator.

Downstairs Bathroom

Bath, shower, Wc, sink and opaque window.





view this property online williamhbrown.co.uk/Property/SKG110053



welcome to

Queens Road, Skegness

- 3-bedroom semi-detached house
- Popular Queens Road location in Skegness
- Entrance porch
- Lounge and separate dining room
- Downstairs bathroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£130,000



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/SKG110053



Property Ref:
SKG110053 - 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