



Saxby Avenue, Skegness PE25 3LE

welcome to

Saxby Avenue, Skegness

*****NO CHAIN*****

3 Bedroom Dormer Bungalow located in sought after area in Skegness. In brief, the property comprises of Lounge, Kitchen, Bathroom, separate WC, 3 Bedrooms, store room and study.



Entrance

Entrance door to the side leads into the Hallway:

Hallway

Has a radiator, stairs leading to the first floor and doors into the following rooms:

Lounge

17' max into bay x 12' 2" (5.18m max into bay x 3.71m)
Has a bay window to the front elevation and two radiators.

Kitchen

12' 2" x 11' 3" (3.71m x 3.43m)
Comprising of wall, base and drawer units with worktop space over, integrated oven, hob, extractor, sink, radiator and window and door to the rear elevation.

Bedroom One

11' 11" x 12' 2" (3.63m x 3.71m)
Has a window and radiator.

Bathroom

Comprising of bath with shower over, WC, hand wash basin, radiator and an opaque window.

WC

Has a wc and opaque window.

Landing

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

Bedroom Two

15' 1" x 7' 11" (4.60m x 2.41m)
Has a window, radiator and sink.

Bedroom Three

15' x 7' 10" (4.57m x 2.39m)
Has a window, sink and radiator.

Study

11' 5" x 4' 2" (3.48m x 1.27m)
Has a window and access to eaves storage.

Store Room

11' 4" max x 4' 3" (3.45m max x 1.30m)
Has a window and built in shelving.

External

The front of the property is low maintenance with a driveway. The rear is also low maintenance and there is an outside storage cupboard.



view this property online williamhbrown.co.uk/Property/SKG109224



welcome to

Saxby Avenue, Skegness

- *****NO CHAIN*****
- **3 BEDROOM DORMER BUNGALOW**
- **DRIVEWAY & GARDEN**
- **LOCATED NEAR AMENITIES**
- **CALL US TO ARRANGE A VIEWING**

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

£204,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SKG109224



Property Ref:
SKG109224 - 0015

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