



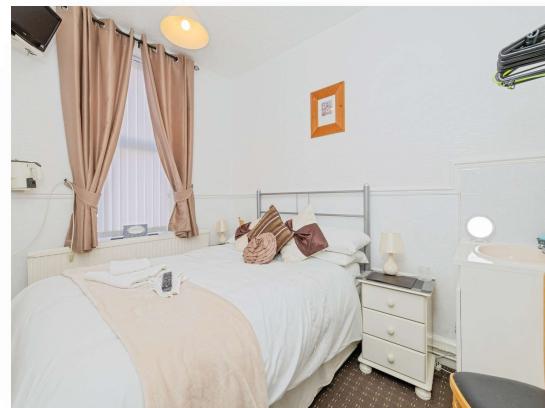
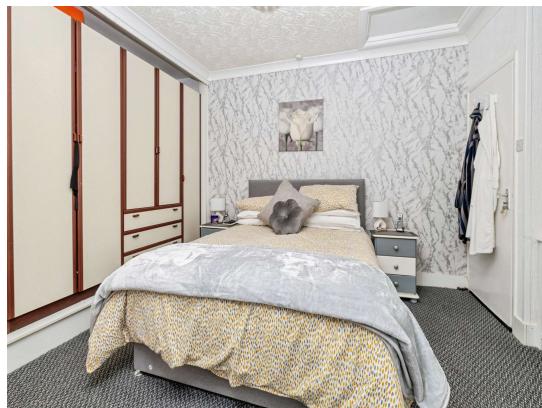
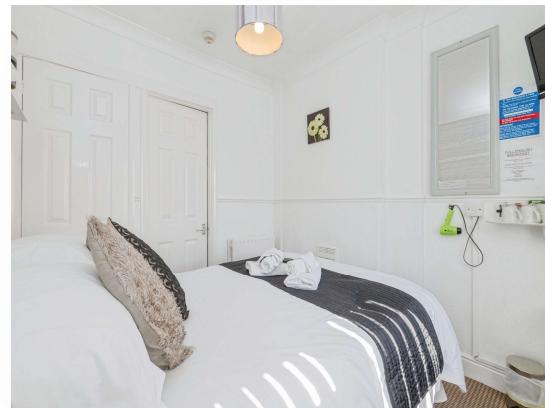
**Drummond Road, SKEGNESS PE25 3EQ**

**welcome to**

**Drummond Road, SKEGNESS**

**\*\*\*NOT TO BE MISSED\*\*\***

12 BEDROOM GUESTHOUSE WITH SEPARATE OWNERS ACCOMMODATION OFFERING 3 BEDROOMS, SHOWER ROOM AND DRESSING AREA ...  
LOCATED IN TOWN CENTRE POSITION ...



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Porch

14' 7" x 6' ( 4.45m x 1.83m )

Entrance porch has a door leading into the hallway

### Hallway

Has two radiators, stairs leading to the first floor and doors into the following rooms:

### Guest Lounge

21' 11" x 18' 2" max ( 6.68m x 5.54m max )

Has a walk in bay window, 3 radiators

### Guest Dining Room

13' 3" x 13' min ( 4.04m x 3.96m min )

Has a walk in bay window and two radiators

### Kitchen

16' 3" x 29' 3" max ( 4.95m x 8.92m max )

Commercial kitchen comprising of stainless steel sink set and work surfaces over, range cooker, extractor fan above, dish washer, plate warmer, grill, hand wash station, island for preparation, over head cupboards and door at the rear leading to the parking area.

### Room 1

13' 5" x 10' 11" max ( 4.09m x 3.33m max )

Has a window and radiator

### En-Suite

3 piece suite with shower, WC and sink

### Room 2

10' 4" x 7' 11" ( 3.15m x 2.41m )

Has a radiator and window and hand wash basin

### Wc

Has a WC

### Wc

Has a WC

### Shower Room

Servicing the ground floor none en-suite rooms.

### Room 3

10' 4" x 7' 11" ( 3.15m x 2.41m )

Has a radiator, hand wash basin and window

### Room 4

10' 4" x 9' 3" ( 3.15m x 2.82m )

Has a radiator, hand wash basin and window.

### Room 5

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

has fitted wardrobes, radiator, hand wash basin and window.

### Landing

Has built in linen cupboard, radiator and doors leading to the following rooms:

### Room 6

12' 6" x 8' 3" ( 3.81m x 2.51m )

Has a built in wardrobe, window and radiator

### En-Suite

3 piece suite with shower, wc and sink

### Room 7

10' 3" x 8' 2" ( 3.12m x 2.49m )

Has a built in wardrobe, radiator and window

### En-Suite

3 piece with shower, wc and sink

### Room 8

10' 3" x 8' 2" ( 3.12m x 2.49m )

Has a built in wardrobe, window and radiator

### En-Suite

3 piece with shower, wc and sink

### Room 9

9' 8" x 9' 5" ( 2.95m x 2.87m )

Has a window and radiator

### Shower Room

servicing guest room 9

### Wc

Has a WC and sink

### Room 10

13' 4" x 12' 11" max ( 4.06m x 3.94m max )

Has a radiator and window

### En-Suite

3 piece suite with shower, wc and sink

### Room 11

12' 11" x 12' 1" max ( 3.94m x 3.68m max )

two radiators and a window



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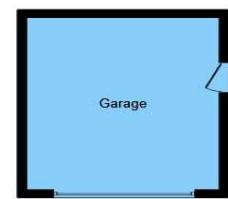




**Ground Floor**



**First Floor**



**Garage**

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)

welcome to

## Drummond Road, SKEGNESS

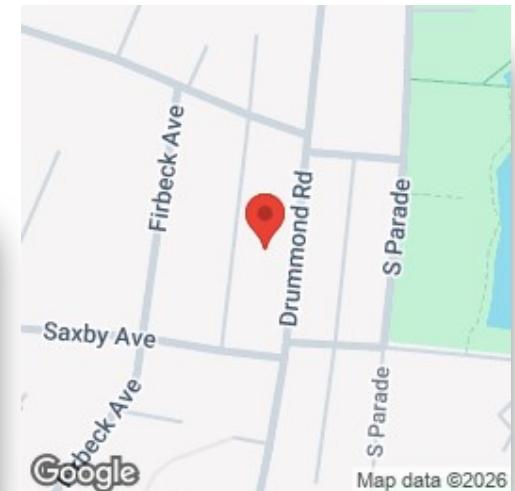
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GUEST HOUSE
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£270,000**



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Property Ref:  
SKG109594 - 0006

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](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)