





Brunswick Drive,Skegness PE25 2QT

william h brown

welcome to

Brunswick Drive, Skegness

A fantastic opportunity to acquire this three-bedroom semi-detached home situated on Brunswick Drive, Skegness. Requiring renovation and modernisation throughout, this property offers excellent potential for buyers looking to create their ideal family home or investment property.

Entrance
Entering via a UPVC door gaining access to all lower level rooms and stairs to the upper floor.

Lounge
11' 3" x 13' 10" (3.43m x 4.22m)
Spacious lounge area, big bay window to the front elevation, radidor and power points.

Dining Area
13' 10" x 9' 10" (4.22m x 3.00m)
Spacious, windows to the rear, radiator, power points.

Kitchen
6' 4" x 9' 10" (1.93m x 3.00m)
Wall and base units, sink with taps, door to the rear garden, potential to make bigger by converting the dining area to open plan.

Bedroom One
11' 3" x 13' 11" (3.43m x 4.24m)
Double size, radiator, window and power points.

Bedroom Two
11' 2" x 10' (3.40m x 3.05m)
Double, window, radiator and power points.

Bedroom Three
6' 5" x 8' 4" (1.96m x 2.54m)
Single room, window, radiator and power points.

Bathroom
Bath, WC, sink, window, radiator.

Front Garden
Laid to concrete and pebbles.

Rear Garden
Generous size, coal shed, private with fencing.

Agents Notes
***Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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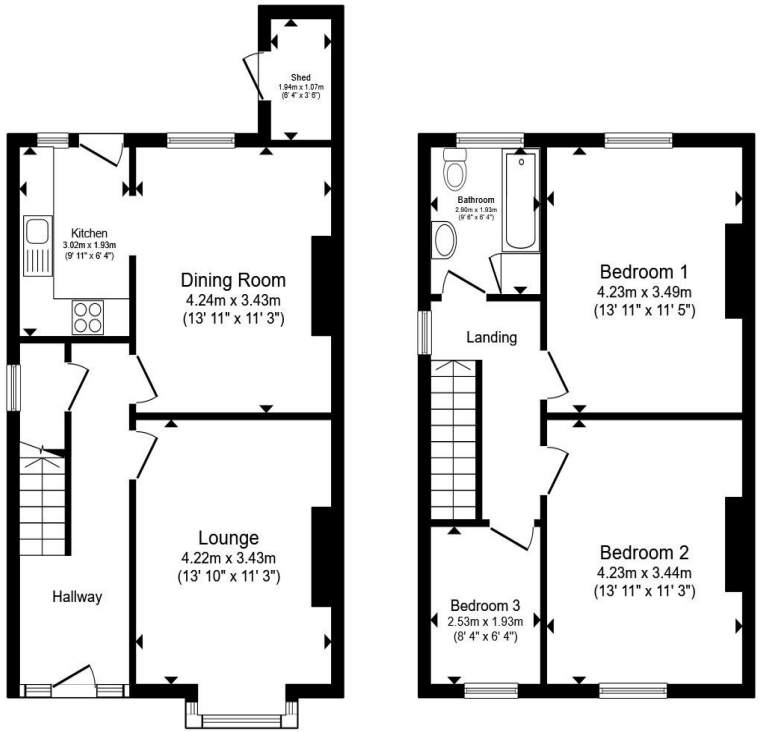
welcome to

Brunswick Drive, Skegness

- Three-bedroom semi-detached house
- Excellent renovation and modernisation opportunity
- Large rear garden
- Low-maintenance front garden
- Ideal first-time purchase or investment opportunity

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

£115,000



Total floor area 96.5 m² (1,038 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
SKG110403 - 0004

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.

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