



Grosvenor Road, SKEGNESS PE25 2DD

welcome to

Grosvenor Road, SKEGNESS

Chain-free Three-bedroom semi-detached house offering spacious accommodation including a large lounge, separate kitchen, conservatory, driveway, and enclosed rear garden, situated within a popular area of Skegness.

Entrance Porch

Via a upvc door into entrance porch.

Hallway

Leading into all ground level rooms and with downstairs Wc.

Downstairs Wc

With toilet, sink and houses the boiler.

Lounge

25' 6" into bay x 11' 3" (7.77m into bay x 3.43m)
With bay window to front elevation and double doors leading into the Conservatory. Recently decorated throughout. Wood effect flooring, feature fireplace and radiator.

Conservatory

13' 6" x 10' 2" (4.11m x 3.10m)
Windows to three elevations, double patio doors leading to rear garden.

Kitchen

15' 6" x 7' 3" (4.72m x 2.21m)
Wall, base and drawer units with worktop space over, tiled splashbacks, sink & drainer, appliance space, 2 windows to side elevation and door leading to the side of the property.

Bedroom 1

11' 3" x 11' 3" (3.43m x 3.43m)
Double bedroom with window to front elevation and radiator.

Bedroom 2

11' 4" x 9' 8" (3.45m x 2.95m)
Double bedroom with window to rear elevation and radiator.

Bedroom 3

8' 7" x 7' 4" (2.62m x 2.24m)
Window to rear elevation and radiator.

Office

7' 4" x 5' 7" (2.24m x 1.70m)
Window to front elevation and multiple plug sockets.

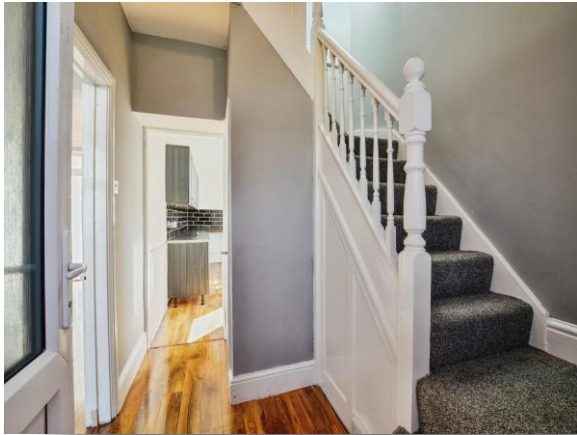
Bathroom

Bath with shower over, sink, Wc and window to side elevation.

External

The front of the property offers a driveway and the rear offers a low maintenance garden mainly laid to lawn with a patio area and side access.





view this property online williamhbrown.co.uk/Property/SKG110252



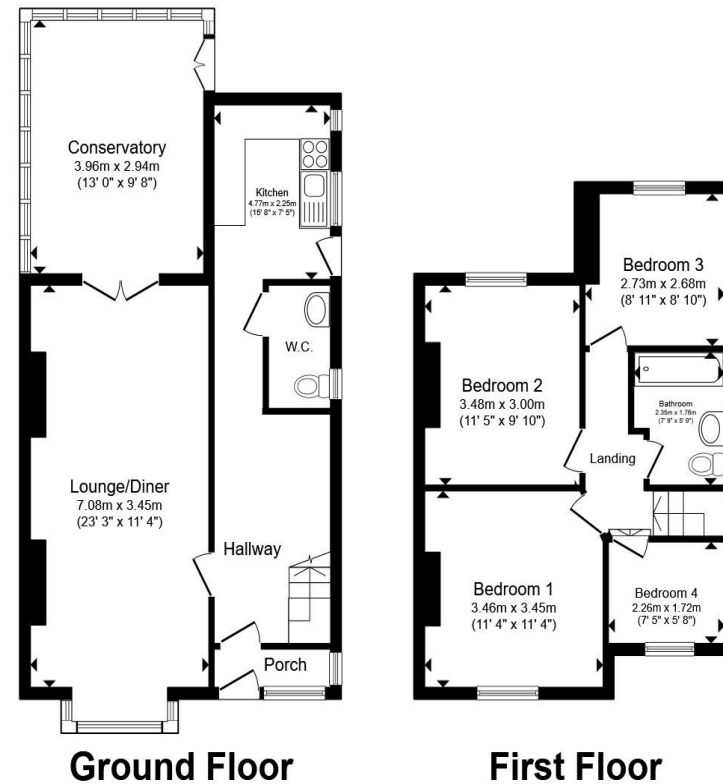
welcome to

Grosvenor Road, SKEGNESS

- Semi-detached house
- Three Bedrooms plus an Office Room
- Lounge
- Kitchen
- Family Bathrooms and down stairs WC

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

£166,500



Total floor area 109.1 m² (1,175 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



view this property online williamhbrown.co.uk/Property/SKG110252



Property Ref:
SKG110252 - 0008

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