



**Beresford Avenue, Skegness PE25 3JQ**

**welcome to**

## **Beresford Avenue, Skegness**

Beautifully presented & deceptively spacious 2/3 bed detached bungalow, ideally situated on Beresford Avenue. Offering versatile living accommodation including a lounge, dining room/bed 3, kitchen, utility, conservatory, shower room, en-suite to bedroom 2, driveway, integral garage & rear garden.

### **Entrance Porch**

Entrance via double doors leading into the entrance porch.

### **Entrance Hallway**

Leading into the spacious hallway and providing access to all primary rooms.

### **Lounge**

16' x 14' 8" ( 4.88m x 4.47m )

A spacious and neutral space offering a large window to the front elevation, fire place with hearth and surround and radiator.

### **Dining Room/ Bed 3**

Currently used as a dining room but could be used as bedroom 3. With window to side elevation and radiator.

### **Kitchen**

11' 11" x 11' 11" ( 3.63m x 3.63m )

Wall, base and drawer units with worktop space over, inset stainless steel sink with mixer tap, integrated induction hob, extractor hood, oven & grill, under cupboard lighting, radiator and sliding doors leading into the conservatory.

### **Utility**

8' 3" x 8' ( 2.51m x 2.44m )

A useful space with wall & base units, worktop space over inkeeping with the same style of the kitchen. Plumbing space for a washing machine and integral door leading into the garage with another door leading out to the rear garden.

### **Conservatory**

11' 11" x 9' 3" ( 3.63m x 2.82m )

A great additional space to the property with the added feature of temperature controlled glass which

makes this space useable in both warmer and cooler months. French doors lead out to the rear garden.

### **Bedroom 1**

16' 1" x 11' 11" ( 4.90m x 3.63m )

Spacious double bedroom with built-in wardrobes, radiator and window to front elevation.

### **Bedroom 2**

11' 11" x 9' 5" ( 3.63m x 2.87m )

Another spacious double bedroom with en-suite shower room, radiator and window to rear elevation.

### **En-Suite Shower Room**

Shower cubicle, hand wash basin, Wc and opaque window to side elevation.

### **Shower Room**

Double walk-in shower, sink with vanity storage below, wall mounted cupboard, Wc, tiled throughout, airing cupboard and opaque window to rear elevation.

### **External - Front**

The front offers a low maintenance garden, mainly laid to lawn with some mature shrubs and bushes. A concrete driveway offers ample parking for vehicles and leads to the garage.

### **External - Rear**

A great sized rear garden, mainly laid to lawn with mature shrubs and bushes bordering the garden. A concrete path runs from the patio area to the far side of the lawn, a patio area offers space for furniture and has a shed and greenhouse.

### **Garage**

18' 5" x 8' 3" ( 5.61m x 2.51m )

Garage could be used as workshop or additional



storage space. Access is gained by the front garage door or from the utility room.

### **Local Area**

Beresford Avenue is a popular residential area, conveniently located for access to local amenities, shops, supermarkets and transport links. The property is also within easy reach of the town centre and nearby coastal attractions, making it well placed for both day-to-day living and leisure.

### **Agents Note**

This property was remodelled and modernised throughout in 2018. This included a new kitchen, shower room, en-suite, flooring and decoration. The Conservatory windows were replaced with temperature controlled glass this Spring.



***view this property online*** [williamhbrown.co.uk/Property/SKG110365](http://williamhbrown.co.uk/Property/SKG110365)



welcome to

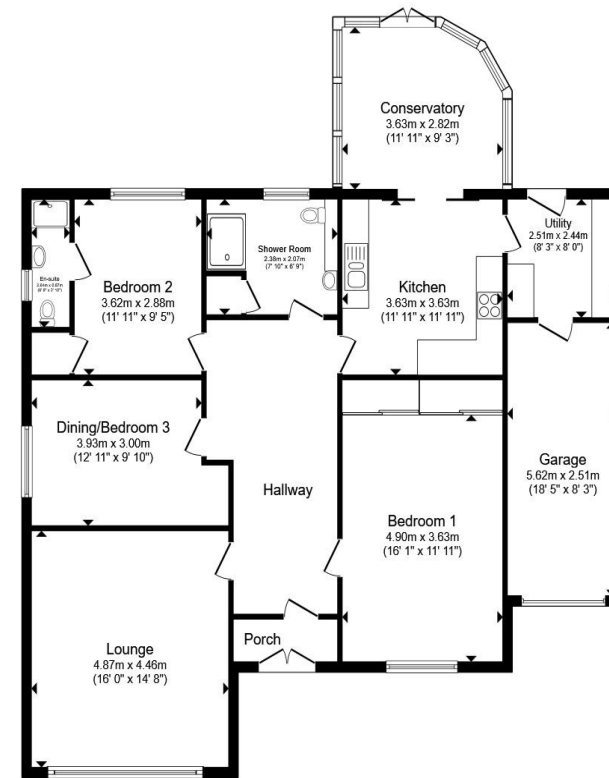
## Beresford Avenue, Skegness

- Beautifully presented detached bungalow - No Chain
- Spacious and versatile 2/3 bedroom accommodation
- Sought-after Beresford Avenue location
- Driveway and integral garage
- Front garden and generous rear garden with patio area

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£345,000**



Total floor area 142.0 m<sup>2</sup> (1,528 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](http://www.propertybox.io)

  
william  
h brown

**view this property online** [williamhbrown.co.uk/Property/SKG110365](http://williamhbrown.co.uk/Property/SKG110365)



Property Ref:  
SKG110365 - 0003

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



20 Roman Bank, SKEGNESS, Lincolnshire, PE25  
2RU



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