



Roman Bank, Skegness PE25 1RJ

welcome to

Roman Bank, Skegness

A well-presented three-bedroom detached link house ideally situated in a popular residential area of Skegness, within easy reach of local amenities, schools and the beach. Offering spacious accommodation, kitchen, generous lounge, utility room, enclosed rear courtyard garden and off-road parking.

Lounge

16' x 13' (4.88m x 3.96m)

A spacious dual-aspect living room with bay window to the front and window overlooking the rear. Feature fireplace, radiator, ceiling light and ample space for lounge furniture.

Dining Room

15' x 8' (4.57m x 2.44m)

A bright dining area with French doors opening into the rear courtyard garden, radiator and ceiling light.

Kitchen

11' x 10' (3.35m x 3.05m)

Fitted with a range of modern base and wall units incorporating work surfaces, inset sink with mixer tap, appliance space, tiled splashbacks, radiator and attractive wood-effect flooring.

Downstairs WC

With window to right aspect, WC, Free standing shower unit, and radiator.

Bedroom One

16' x 14' (4.88m x 4.27m)

A generous double bedroom with two front-facing windows providing excellent natural light, radiator and ample space for bedroom furniture.

Bedroom Two

9' x 7' (2.74m x 2.13m)

A double bedroom overlooking the rear aspect with radiator.

Bedroom Three

9' x 6' (2.74m x 1.83m)

A well-proportioned single bedroom overlooking the rear, ideal as a nursery, study or home office, complete with radiator.

Front External

Low-maintenance courtyard frontage with driveway for off-road parking and pathway leading to the entrance.

Rear Garden

Enclosed garden mainly laid to lawn with a decking area providing a private seating area, ideal for outdoor dining and entertaining.





view this property online williamhbrown.co.uk/Property/SKG110431



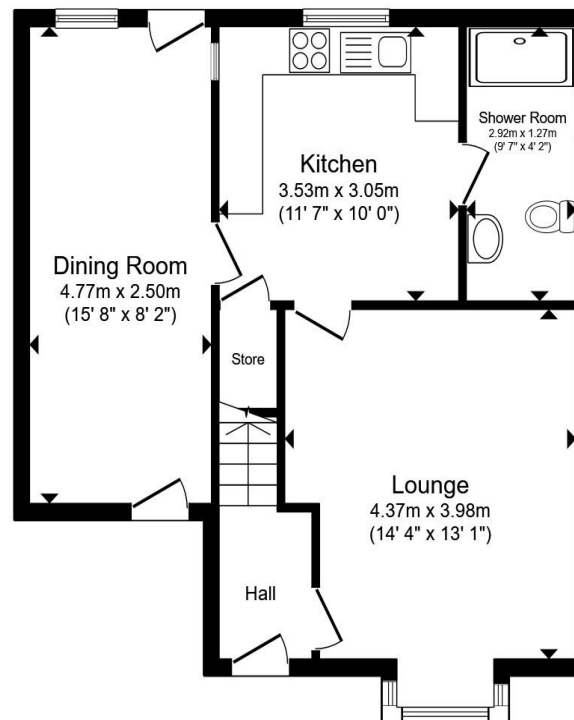
welcome to

Roman Bank, Skegness

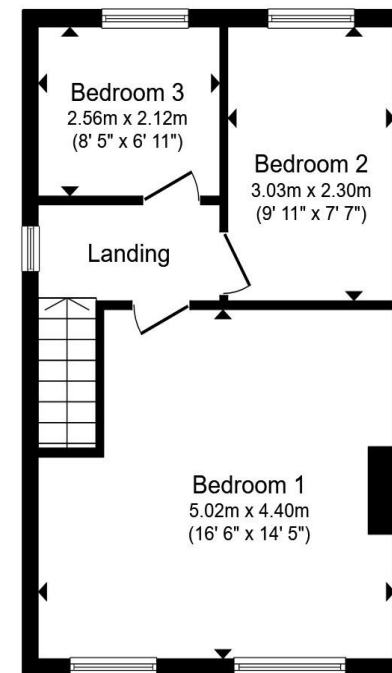
- Detached Link House
- Three Bedrooms
- Lounge
- Fitted Kitchen with Separate Lounge
- Family Bathroom

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

£170,000



Ground Floor



First Floor

Total floor area 93.7 m² (1,008 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/SKG110431



Property Ref:
SKG110431 - 0006

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