



## 4 bed semi-detached house to buy in PE25

Roman Bank, Skegness, Skegness, Lincolnshire, PE25 1SF

**£165,000** Starting Bid

 x 4  x 2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ For sale by online auction - T&C's
- ✓ Four Bedrooms
- ✓ Semi Detached House
- ✓ No Chain
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

Spacious four bedroom semi detached house with large plot, driveway and carport.

The accommodation comprises; large entrance hall/study area, lounge open to dining room with patio doors to the garden, kitchen, shower room to the first floor and four bedrooms.

The plot is on the corner of Roman Bank and Muirfield Drive so enjoys front, side and rear gardens and plenty of space for extending the property subject to the necessary consents and planning.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Semi-detached house

USPs: Has land

Parking: Off Street

Heating: Gas

## Outside

There is garden to the front, side and rear aspects laid to gravel with various plants and shrubs, enclosed by fencing and hedging. There is a driveway accessed from Muirfield Drive leading to carport and there is an outside wc.



## Shower Room

*2.39m x 1.83m (7'10" x 6'0")*

UPVC window to the side aspect, shower cubicle, low level wc, wash hand basin inset into vanity unit.



## Bedroom Four

*2.77m x 1.77m (9'1" x 5'9")*

UPVC window to the rear aspect



## Bedroom Three

*2.74m x 2.26m (8'11" x 7'4")*

UPVC window to the front aspect, fitted cupboard over the stairs



## Bedroom Two

*3.61m x 3.03m (11'10" x 9'11")*

UPVC window to the rear aspect



## Bedroom One

3.68m x 3.11m (12'0" x 10'2")

UPVC window to the front aspect



## Landing

With electric storage heater, loft access, doors to bedroom one.

## Kitchen

4.49m x 2.68m (14'8" x 8'9")

UPVC window to the side aspect, UPVC door to the rear garden, fitted base and wall cupboards, fitted work surface, ceramic sink, range style cooker, space for fridge-freezer, space for washing machine and tumbler.



## Dining Room

4.50m x 3.03m (14'9" x 9'11")

UPVC French doors to the rear aspect, electric storage heater, under stairs storage area, door to kitchen.



## Lounge

3.64m x 3.53m (11'11" x 11'6")

UPVC bay window to the front aspect, gas fire with marble hearth and wooden surround, open to dining room.



## Hall

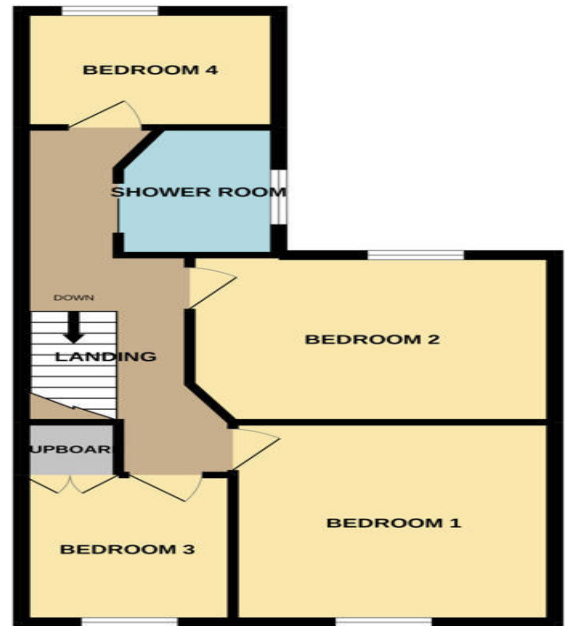
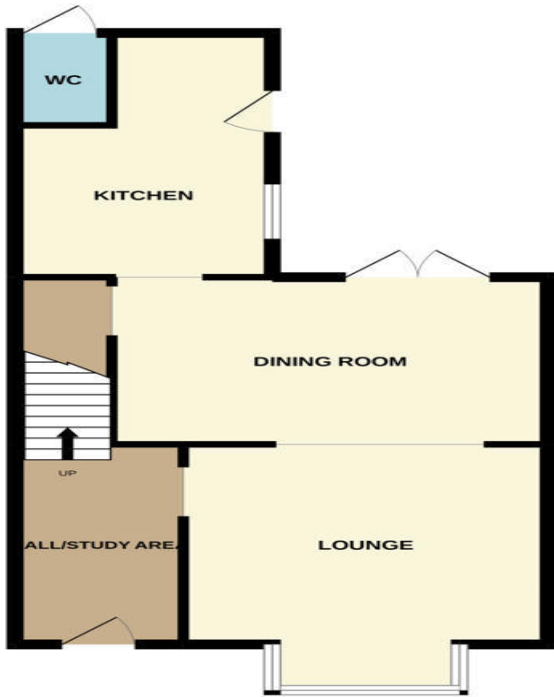
3.64m x 1.81m (11'11" x 5'11")

Entered via UPVC front door, laminate flooring, stairs to first floor, doorway to lounge



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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