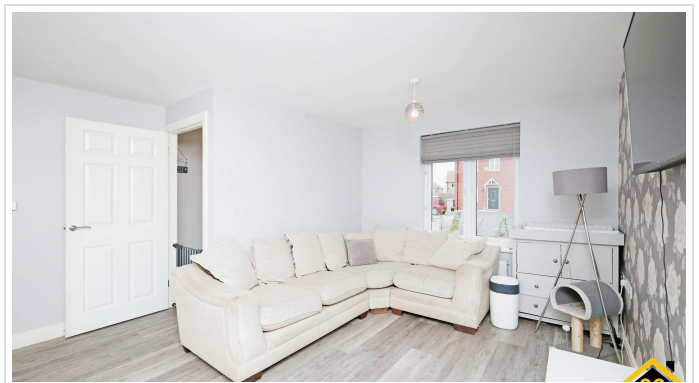


2 Bed Semi-Detached In Rowland Way , Skegness, PE25 2BQ

£52,500





## SHORT DESCRIPTION

Property Ref: 13467 Charming 2-Bedroom Semi-Detached House at Rowland Way, Skegness, Lincolnshire, PE25 2BQ Welcome to this delightful 2-bedroom semi-detached house situated in the heart of Skegness, Lincolnshire. Perfectly positioned at Rowland Way, this lovely home offers comfort, convenience, and contemporary living. Property Features: Bedrooms: 2 spacious bedrooms, each providing ample space for relaxation and rest. Bathrooms: 2 modern bathrooms, designed with quality fittings and fixtures for your comfort. Living Room: A cozy and inviting living room, ideal for entertaining guests or enjoying quiet evenings with family. This well-maintained property boasts a bright and airy ambiance, with natural light streaming through the windows, enhancing the welcoming atmosphere. The kitchen is well-equipped, offering plenty of storage and counter space for all your culinary needs. Outside, you'll find a charming garden, perfect for enjoying outdoor activities, gardening, or simply soaking up the sun. Additionally, the property includes off-street parking, ensuring convenience and ease for homeowners and visitors alike. Located in a friendly neighborhood, Rowland Way is within close proximity to local amenities, schools, and transport links, making it an ideal choice for families, professionals, or retirees looking for a peaceful yet connected lifestyle. There is local area connection required which is mentioned below: Was born in the town of Skegness and lived there for 5 years or more; Orhas permanently resided for 5 years or more in the town of Skegness orused to permanently live in the town of Skegness for 5 years or more but has been forced to move away because of the lack of affordable housing; OrHas been permanently employed in the town of Skegness for 5 years or more...

2

Bed Room(s)

2

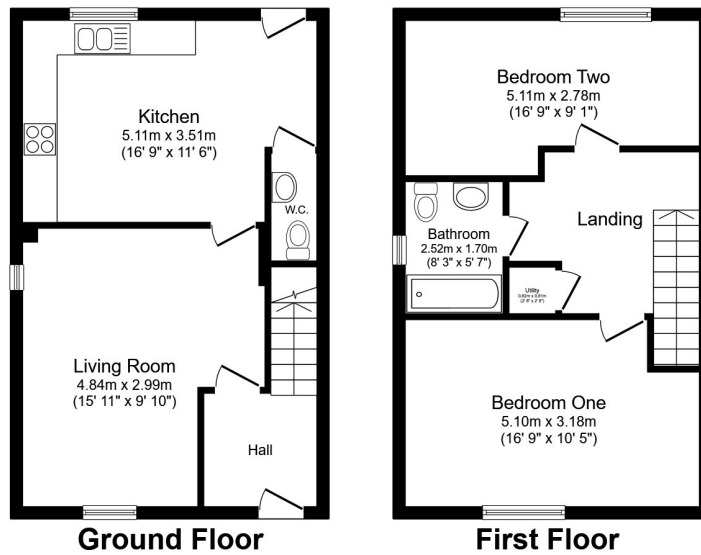
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 86.4 m<sup>2</sup> (930 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.focalagent.com

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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