



**42 St. Marys Avenue**

Welton, Lincoln, LN2 3LN



Book a Viewing!

**£185,000**

A well-presented two bedroom mid town house positioned in this popular village location of Welton. The property has been greatly improved by the current owners and offers internal accommodation to comprise of Entrance Hall, Lounge, modern fitted Kitchen and a First Floor Landing giving access to two Bedrooms and a Bathroom. There are front and rear gardens and a garage. Viewing of the property is recommended.



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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

#### **LOCATION**

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.





## ACCOMMODATION

### HALL

With UPVC door to the front aspect, radiator, tiled flooring, stairs to the first floor landing and door to the lounge.

### LOUNGE

11' 7" x 11' 3" (3.55m x 3.44m), with UPVC window to the front aspect, wooden laminate flooring, radiator, wall lights and leading into the kitchen.

### KITCHEN/DINER

8' 9" x 11' 3" (2.68m x 3.44m), with UPVC window and sliding UPVC doors to the rear aspects, wall mounted gas central heating boiler, spaces for a cooker, fridge and washing machine, fitted with a range of base units with work surfaces over, stainless steel sink unit and drainer, wall mounted cupboards with complementary splashbacks, covered radiator and an under stairs storage cupboard.

### FIRST FLOOR LANDING

With access to roof void and doors to two bedrooms and bathroom.

**BEDROOM 1** 9' 8" x 11' 1" (2.95m x 3.40m), with UPVC window to the front aspect, radiator and over stairs storage cupboard.



### BEDROOM 2

10' 9" x 7' 8" (3.28m x 2.34m), with UPVC window to the rear aspect, wooden laminate flooring and radiator.

### BATHROOM

4' 11" x 6' 2" (1.51m x 1.90m), with UPVC window to the rear aspect, tiled flooring, suite to comprise of bath with shower over, WC and wash hand basin, tiled walls, chrome towel radiator and extractor fan.



### OUTSIDE

To the rear of the property there is a lawned garden with flowerbeds, shed, bin store and paved seating area. To the front of the property there are decorative gravelled beds and flowerbeds. There is a garage situated in a block.

### GARAGE

With up and over door to the front aspect.





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CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

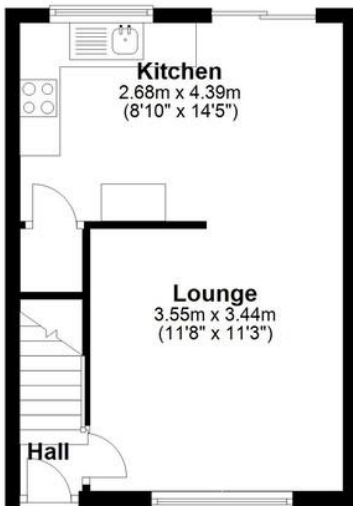
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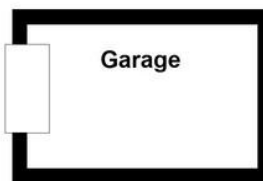
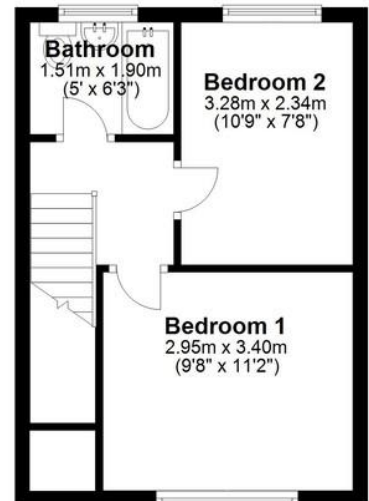
**Ground Floor**

Approx. 33.9 sq. metres (364.9 sq. feet)



**First Floor**

Approx. 27.7 sq. metres (298.3 sq. feet)



Total area: approx. 61.6 sq. metres (663.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

29 – 30 Silver Street  
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