



King&Co.

14 SHAWBURY CLOSE, DODDINGTON PARK,
LINCOLN, LN6 3RF
£160,000



King & Co are proud to present this 2-bedroom end of terrace property, situated in the leafy area of Doddington Park. The house is positioned close to a wide range of local amenities including schooling, shopping and medical facilities and benefits from a low maintenance garden, garage and off-street parking. No Chain.



INFORMATION ~ Council Tax Band: A

~ Construction: Cavity Wall

~ Main heating: Gas central heating

~ Utilities: Mains gas, electric and water

~ Broadband: Ultrafast full fibre available

~ Mobile: Mobile coverage available

~ EPC rating C

Located in the popular area of Doddington park is this 2-bedroom end terrace house. The property is well presented throughout and makes for an ideal first time buy or investment. The property includes entrance porch, Kitchen, Lounge, Conservatory. On the first floor are 2 bedrooms and a family bathroom. Outside there is a low maintenance garden, Garage and parking for several vehicles. No chain.



ANTI MONEY LAUNDERING King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

TENURE We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS Strictly by prior appointment through the Agents office on 01522 525255

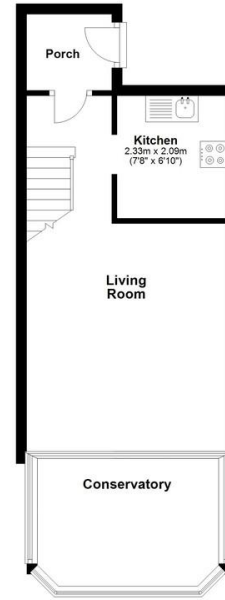
SERVICES Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.





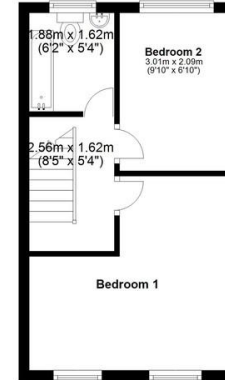
Ground Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.7 sq. feet)



Total area: approx. 62.1 sq. metres (668.6 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.