



16 Ryland Bridge  
Welton, Lincoln

BROWN & CO







## 16 Ryland Bridge, Welton, Lincoln, LN2 3RP

A semi-detached house situated on a quiet close within the highly sought after village of Welton which would represent an ideal first time buy or buy to let investment.

The property comprises of a lounge and kitchen diner to the ground floor, along with two bedrooms and a bathroom to the first floor.

Outside to the front is a spacious driveway, to the rear is an enclosed lawned garden overlooking the village Beck, and the property is sold with no onward chain.



### ACCOMMODATION

#### Ground Floor

##### Lounge

Front entrance door, double glazed window to front, stairs rising to first floor, under stairs cupboard, radiator.

##### Kitchen / Diner

Double glazed French doors and window to rear, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob with extractor over, spaces for washing machine and fridge freezer, radiator.

#### First Floor

##### Landing

With loft access, airing cupboard and doors serving remaining rooms.

##### Bedroom One

Double glazed window to front, radiator.

##### Bedroom Two

Double glazed window to rear, radiator.

##### Bathroom

Double glazed window to rear, WC, vanity wash basin, bath with wall mounted shower unit over, radiator.

##### Outside

To the front is a generous block paved driveway providing ample off street parking. Gated side access leads to a pleasant lawned rear garden with patio area and shed.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band A

### MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

### BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

### AGENT

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