



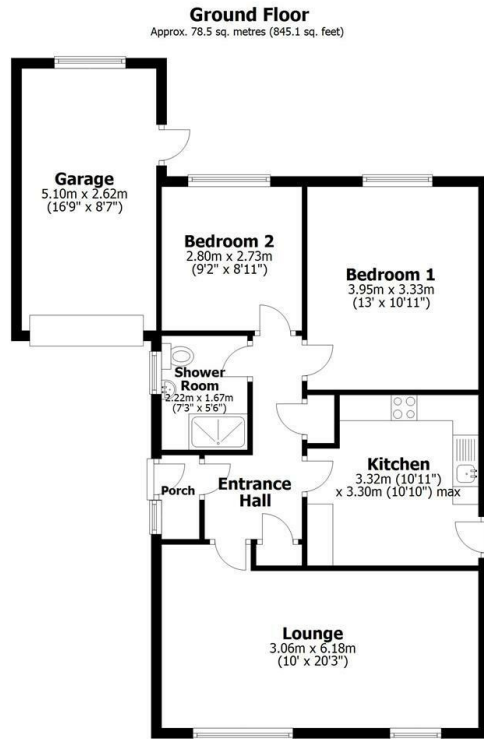
# the agent



## 9 Priory Drive, Fiskerton, Lincoln, LN3 4HY

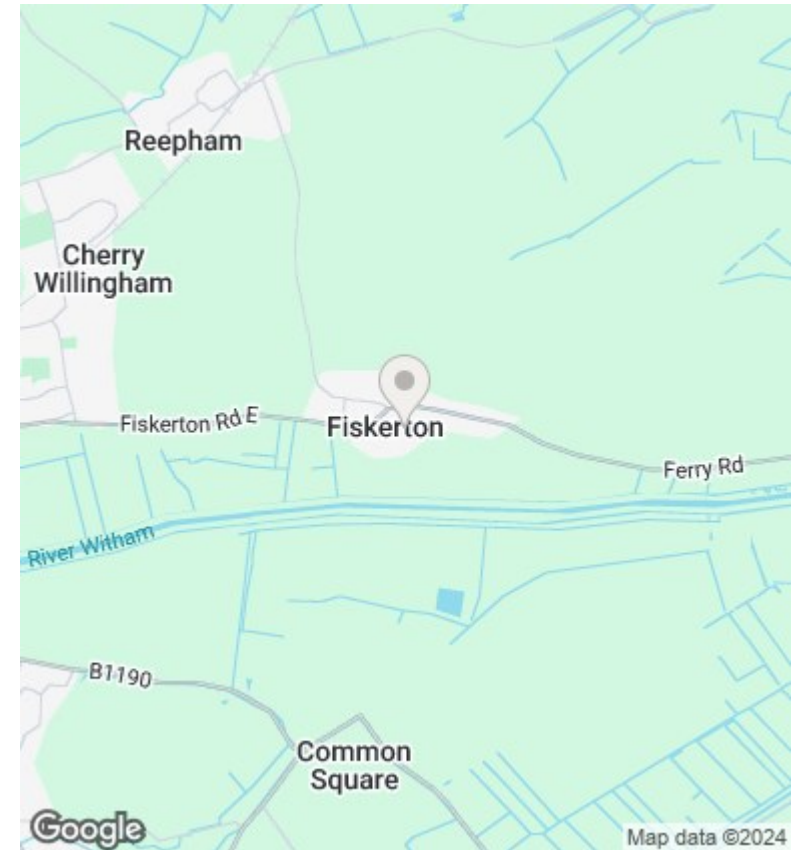
Price Guide £184,950

- Detached Bungalow
- Fitted Kitchen
- Non Overlooked Garden
- EPC Rating D - Council Tax Band B
- 2 Double Bedrooms
- Shower Room
- Gas Central Heating
- Lounge
- Single Garage
- No Onward Chain



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	