



Riverbank Close Marina View, Dogdyke Lincoln LN4 4UJ

welcome to

Riverbank Close Marina View, Dogdyke Lincoln

THREE BEDROOM PROPERTY/ NO ONWARD CHAIN/ NEEDS FULL RENOVATION/ VIEWING IS ADVISED. The property comprises entrance hall, lounge, dining room, kitchen, utility room, three bedrooms, bathroom, study, driveway and garage.





Entrance Hall

Kitchen

12' 3" x 8' 2" (3.73m x 2.49m)

Lounge

14' 3" x 11' 1" (4.34m x 3.38m)

Dining Room

11' max x 10' max (3.35m max x 3.05m max)

Utility Room

8' 1" x 5' 9" (2.46m x 1.75m)

Bedroom One

9' 4" x 9' 1" (2.84m x 2.77m)

Bedroom Two

9' 4" max x 9' 4" max (2.84m max x 2.84m max)

Bedroom Three

10' 4" x 6' 4" (3.15m x 1.93m)

Study

9' 4" x 6' 4" (2.84m x 1.93m)

Bathroom

Exterior

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

welcome to

Riverbank Close Marina View, Dogdyke Lincoln

- NO ONWARD CHAIN
- IN NEED OF FULL RENOVATION
- OVER 55'S ONLY
- CLOSE TO CONINGSBY, WOODHALL AND
TATTERSHALL
- THREE BEDROOMS AND STUDY

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB114685



Property Ref:
BWB114685 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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