



- Modern Terrace House
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- 2 Reception Rooms
- 3 Bedrooms
- Enclosed Rear Garden
- Great First Time Buy
- Call Today To View

Boultham Avenue, Lincoln, LN5 7XZ,
£160,000





Starkey&Brown is pleased to offer for sale this bay fronted town house located within walking distance from Lincoln high street. Accommodation benefits from gas central heating, uPVC double glazing and briefly comprises entrance lobby, lounge with bay window to front aspect, separate dining room, kitchen, rear entrance lobby, ground floor bathroom, first floor landing and 3 bedrooms. To the front of the property there is a gravelled garden. Outside rear having a south-facing garden with paved and decking areas. Call today to view. Council tax band: A. Freehold.



Lounge

Having uPVC double glazed bay window to front aspect and radiator.

Dining Room

12' 4" x 11' 10" (3.76m x 3.60m)

Having hard flooring, access to understairs cupboard and uPVC double glazed window to rear aspect.

Kitchen

12' 4" x 6' 8" (3.76m x 2.03m)

Having fitted units and worktops, uPVC double glazed window to side aspect, space for fridge freezer, wall mounted boiler, sink and drainer unit, hardwood flooring, built-in oven and hob.

Bathroom

Having uPVC double glazed obscured window to side aspect, tiled walls and flooring, low level WC, sink and shower cubicle.

First Floor Landing

Bedroom 1

12' 2" x 11' 3" (3.71m x 3.43m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 2

12' 4" x 7' 0" (3.76m x 2.13m)

Having uPVC double glazed window to rear aspect, built-in storage and radiator.

Bedroom 3

9' 5" x 8' 1" (2.87m x 2.46m)

Having uPVC double glazed window to rear aspect and radiator.

Outside Rear

Having a south-facing garden with paved and decking areas.

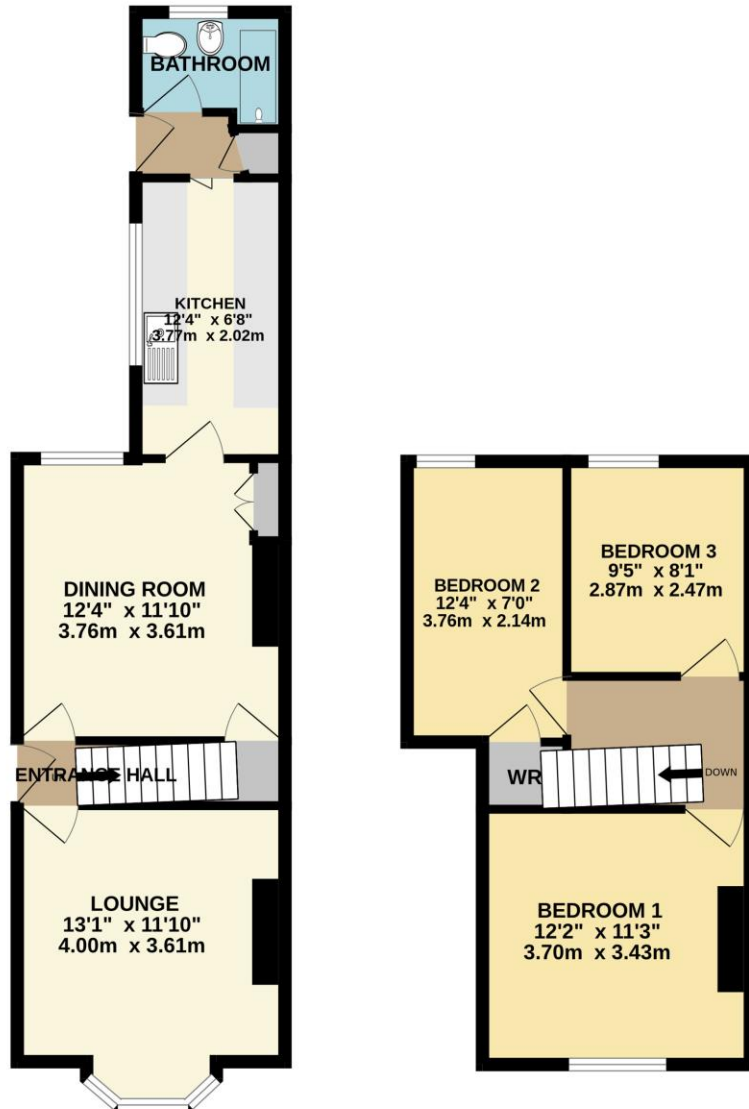
Outside Front

Having small front gravelled garden.



GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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