



- NO ONWARD CHAIN
- 2 Double Bedrooms
- 19'9" Lounge
- Kitchen & Entrance Hall

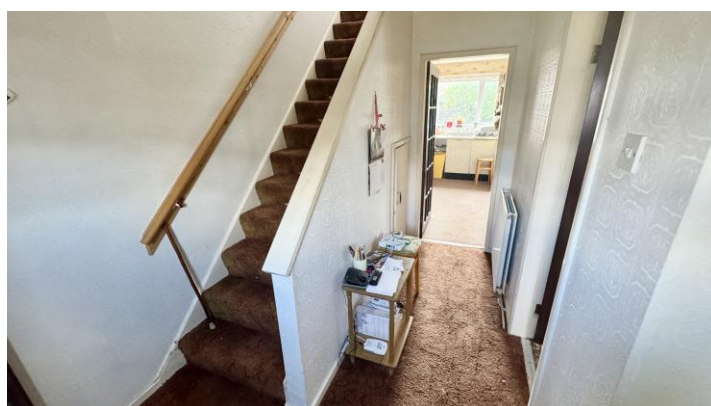
- First Floor Bathroom
- Generous Plot
- Driveway Parking
- In Need Of Renovation

Camwood Crescent, Lincoln, LN6 0PH,
£150,000





Offered for sale with no onward chain is this 2 double bedroom semi-detached house situated in the Birchwood area of Lincoln. The property is surrounded by a wealth of local amenities. The home has been owned by the early 90's and offers accommodation over 2 floors. The ground floor comprises of a welcoming entrance hall with a 19'8" lounge, a kitchen measuring 8'6" x 12'3". Rising to the first floor are 2 double bedrooms and a first floor bathroom. Outside to the rear of there is an enclosed garden with a brick built outbuilding. To the front of the property there is a driveway arrangement with dropped kerb and gated access. Further benefits of the property includes uPVC double glazing and gas central heating. However, the property would benefit from a full programme of refurbishment. or further details and viewing arrangements. Contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Having uPVC double glazed window to front aspect, uPVC front door entry to front aspect, stairs rising to first floor, radiator, understairs storage cupboard housing consumer unit and utility meters. Access into lounge and kitchen.

Lounge

19' 8" x 11' 4" max (5.99m x 3.45m)

Having 2 radiators and uPVC double glazed window to front and rear aspect.

Kitchen

8' 6" x 12' 3" (2.59m x 3.73m)

Having a range of base and eye level units with sink and drainer unit, uPVC double glazed window to rear aspect, external door to side aspect, radiator and an Ideal Mexico boiler.

First Floor Landing

Having uPVC double glazed window to side aspect and loft access. Access to 2 bedrooms and bathroom.

Bedroom 1

8' 7" x 15' 7" (2.61m x 4.75m)

Having 2 uPVC double glazed windows to front aspect and radiator.

Bedroom 2

10' 9" x 9' 7" (3.27m x 2.92m)

Having uPVC double glazed window to rear aspect and radiator. Airing cupboard housing hot water cylinder and tank.

Bathroom

8' 2" x 5' 4" (2.49m x 1.62m)

Having a panelled bath with electric shower, low level WC, pedestal wash hand basin unit, radiator and uPVC double glazed obscured window to rear aspect.

Outside Rear

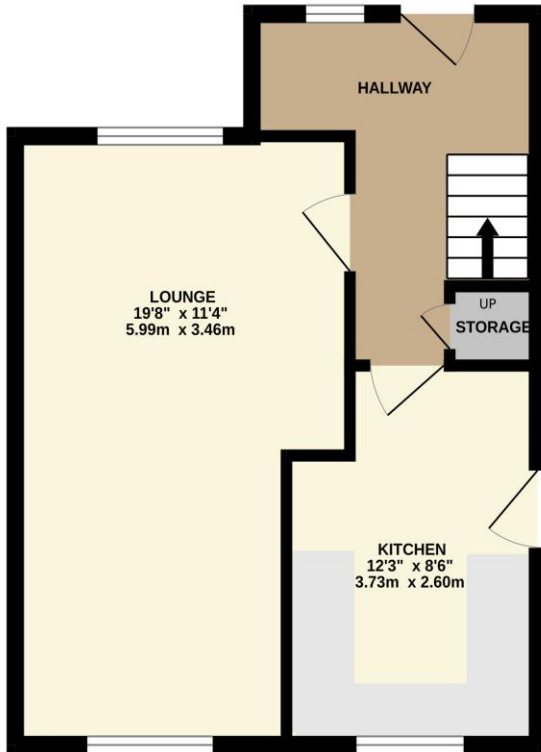
Having an enclosed garden with fenced perimeters and a brick built outbuilding currently used as storage.

Outside Front

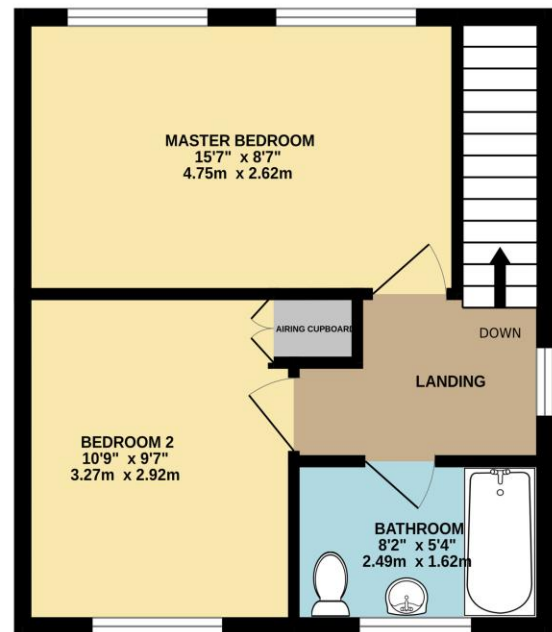
Having a driveway arrangement with dropped kerb and gated access.



GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



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



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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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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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