



- In Need Of Refurbishment
- Ample Parking Driveway
- Sold With No Onward Chain
- Three Well Proportioned Bedrooms
- Generous Plot & Gardens
- Prime Location
- Perfect Investment Purchase
- Call Today To View

Silver Street, Bardney, LN3 5SS
£190,000



OFFERED FOR SALE WITH NO ONWARD CHAIN! Starkey&Brown is delighted to offer for sale this 3-bedroom semi-detached property on Silver Street in Bardney. This property offers a great opportunity as an investment or first-time buy. It sits on a generous plot in need of full refurbishment, with great potential to create a lovely family home. Accommodation briefly comprises a lounge, a kitchen/diner and a family bathroom. Rising to the first floor there are 3 well-proportioned bedrooms. To the front of the property, there is a lawned area with a dropped kerb. To the rear of the property, there is a good-sized garden approximately 60m backing onto a playing field. The village of Bardney benefits from local amenities including a primary school, a doctor's surgery, shops, pubs, and a regular bus service to Lincoln city centre. Council tax band: A. Freehold.



uPVC door leading to:

Hall

Staircase rising to the first floor. Access to:

Lounge

14' 9" x 10' 11" (4.49m x 3.32m)

Coving, a radiator, a traditional gas fireplace with a wooden mantle surround, and a single-glazed window to the front aspect. Access to:

Kitchen

16' 2" x 12' 5" (4.92m x 3.78m)

Single-glazed window to the front and side aspects, an additional double-glazed window to the side aspect, tiled flooring, a range of base and wall units, stainless steel sink with mixer tap, plumbing for washing machine, and space for a fridge freezer, a radiator, space for an electric oven, and an understairs storage cupboard. Access to

Lobby

Storage cupboard, tiled flooring, and access through a composite door to the rear aspect. Access to:

Bathroom

7' 3" x 6' 2" (2.21m x 1.88m)

Tiled flooring, a panelled bath, a wash hand basin, a low-level WC, a radiator, and a single-glazed frosted window to the side aspect.

First Floor Landing

Carpeted, loft access - partially boarded and insulated. Access to bedrooms and bathroom.

Bedroom 1

17' 5" x 11' 6" max (5.30m x 3.50m)

A single-glazed window to the front aspect, coving, carpeted, and a radiator.

Bedroom 2

12' 5" x 9' 0" max (3.78m x 2.74m)

Single-glazed window to the rear aspect, coving, carpeted, a built-in storage cupboard, and a radiator.

Bedroom 3

9' 5" x 8' 5" (2.87m x 2.56m)

Single-glazed window to the rear aspect, coving, floorboard, and a radiator.

Outside Front

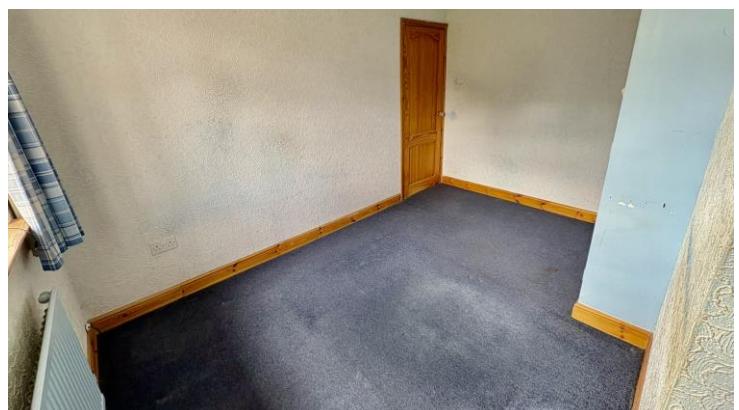
Lawned area with a dropped kerb. Provides access to the rear garden.

Outside Rear

It sits on a generous plot approximately 60m overlooking a playing field, mostly laid to lawn.

Agents Note

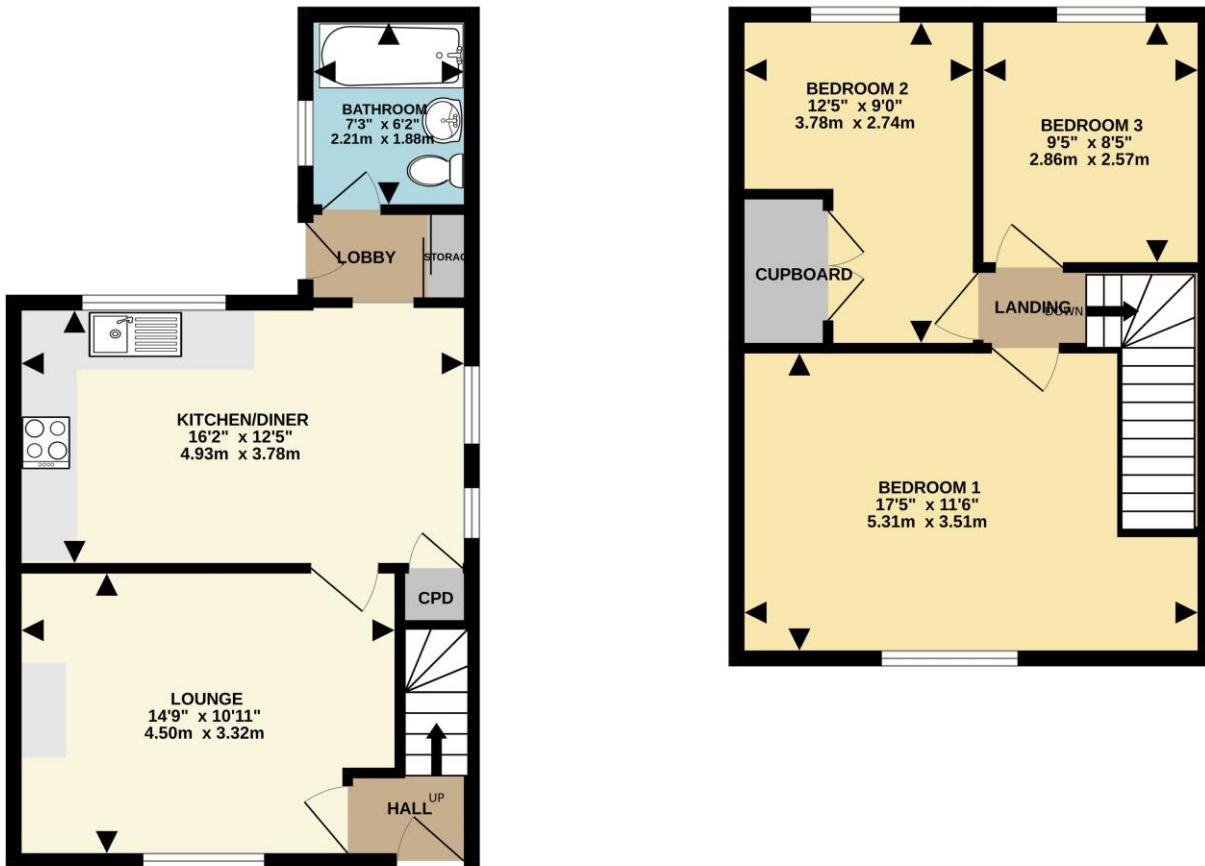
We are advised by the vendor. A new boiler is required; the current boiler hasn't been used for a while.





GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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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

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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 vendor'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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