









welcome to

Flaxley Close, Lincoln

INVESTORS ONLY - PROPERTY CURRENTLY TENANTED - This two bedroom detached coach house is a must view, being surrounded by a wide range of amenities such as a gym, post office, cafes, retail stores and has transport links to Lincoln City Centre.

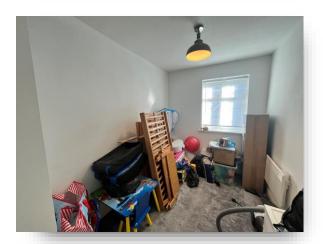












Entrance Porch

Electric heater, stairs rising to apartment

Landing

Double glazed window to the rear, electric storage heater

Kitchen / Diner / Lounge

12' x 17' 7" (3.66m x 5.36m)

Double glazed windows to the front and rear, fitted wall and floor units, worktop and breakfast bar, integral oven and hobs with extractor fan, two electric heaters

Bedroom One

10' 7" x 8' 11" (3.23m x 2.72m) Double glazed window to the front, integral wardrobe space, electric storage heater

Bedroom Two

10' 9" \times 6' 7" ($3.28m \times 2.01m$) Double glazed window to the front, electric heater

Bathroom

Frosted double glazed window to the rear, tiling, bath with shower over, wc, wash hand basin, heated towel rail, shaver point

Loft Space

Loft with ladder access





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Flaxley Close, Lincoln

- INVESTORS ONLY PROPERTY CURRENTLY **TENANTED**
- TWO BEDROOM DETACHED COACH HOUSE OPEN PLAN LIVING SPACE
- ALLOCATED PARKING
- LOCAL ACCESS TO A RANGE OF AMENITIES
- IDEAL FIRST TIME BUY OR INVESTMENT **OPPORTUNITY**

Tenure: Leasehold EPC Rating: B

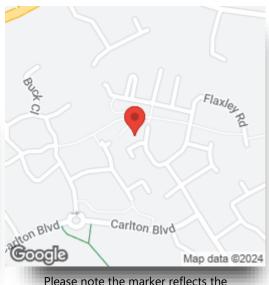
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR119601



Property Ref: LCR119601 - 0008 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 quidance 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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