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Flat 1 The Parade, Cherry Willingham LINCOLN LN3 4JL

welcome to

Flat 1 The Parade, Cherry Willingham LINCOLN

Situated within the sought after village of Cherry Willingham and very near to the local amenities is this two bedroom first floor flat, benefitting from newly fitted kitchen units, newly fitted flooring in Bedroom One, communal parking to the rear and good size bedrooms.

Lounge

16' 6" x 12' 1" (5.03m x 3.68m)

With double glazed window to the side, electric fireplace, laminate flooring, cavity wall insulation and electric radiator.

Kitchen

11' 3" x 4' 8" (3.43m x 1.42m)

With double glazed window to the rear, a fitted kitchen in a range of new grey gloss wall and base units, Zanussi electric cooker with hob and cooker hood fitted over, stainless steel sink and drainer, newly fitted laminate flooring and space for washing machine.

Bedroom One

14' 11" x 8' 7" (4.55m x 2.62m)

With double glazed window to the side, newly fitted laminate flooring and electric radiator.

Bedroom Two

8' 3" x 9' 11" (2.51m x 3.02m)

With double glazed window to the front, two fitted storage cupboards, laminate flooring and electric radiator.

Bathroom

Bath with shower fitted over, wc, wash hand basin, tiling to the floor and part tiling to the walls.



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Flat 1 The Parade,

Cherry Willingham LINCOLN

- TWO BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER VILLAGE LOCATION
- GOOD SIZE BEDROOMS
- NEWLY FITTED KITCHEN UNITS
- IDEAL INVESTMENT OR FIRST TIME BUY

Tenure: Leasehold EPC Rating: E

£120,000



view this property online williamhbrown.co.uk/Property/LCR120801

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.



Property Ref:
LCR120801 - 0002

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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