



Woodfield Avenue, Lincoln LN6 0LR

welcome to

Woodfield Avenue, Lincoln

Early viewing is essential for this well presented first floor flat, situated within a popular residential area with a wide range of amenities nearby. Being an ideal first time buy or investment opportunity, this property boasts a newly fitted kitchen, generous bedrooms and enclosed rear garden.





Entrance Hall

Lounge / Diner

15' 8" x 10' 7" (4.78m x 3.23m)

Kitchen

11' 2" x 7' 1" (3.40m x 2.16m)

Bedroom One

12' 1" x 10' 8" (3.68m x 3.25m)

Bedroom Two

7' 1" x 10' 10" (2.16m x 3.30m)

Bathroom

Outside

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Woodfield Avenue, Lincoln

- TWO BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER LOCATION WITH AMENITIES NEARBY
- NEWLY FITTED KITCHEN
- GENEROUS BEDROOMS
- LOUNGE/DINER

Tenure: Leasehold EPC Rating: D

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.

£90,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LCR121018](https://www.williamhbrown.co.uk/Property/LCR121018)



Property Ref:
LCR121018 - 0002

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