

Ridgewell Close, Lincoln, LN6 3QQ

# welcome to

# Ridgewell Close,Lincoln

Early viewing is essential for this well presented terraced home situated within a sought after residential location near to a range of amenities, with the additional benefit of no onward chain and gardens to the front and rear.













#### **Entrance Porch**

3' 3" x 2' 7" ( 0.99m x 0.79m )

## Lounge

14' 8" x 11' (4.47m x 3.35m)

With double glazed window to the front, carpet flooring and radiator.

#### Kitchen

11' 1" x 8' (3.38m x 2.44m)

With double glazed window to the rear, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, freestanding electric cooker, space for washing machine, part tiling to the walls, vinyl flooring and radiator.

## **First Floor Landing**

With built in storage, loft access point, carpet flooring and airing cupboard.

### **Bedroom One**

8' 5" x 11' (2.57m x 3.35m)

With two double glazed windows to the front, carpet flooring and radiator.

## **Bedroom Two**

8' 9" x 6' 2" ( 2.67m x 1.88m )

With double glazed window to the rear, carpet flooring and radiator.

### **Bathroom**

With double glazed obscured window to the rear, bath with shower fitted over, wc, wash hand basin, vinyl flooring, part tiling to the walls and radiator.

#### Outside

Property benefits from a garden to the front with pathway to the front door and an area of lawn as well as driveway parking to the left. To the rear is a fully fence panel enclosed garden with areas of gravel and lawn.





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# Ridgewell Close, Lincoln

- GUIDE PRICE £130,000-140,000
- NO ONWARD CHAIN
- FANTASTIC FIRST TIME BUY OR INVESTMENT **OPPORTUNITY**
- WELL PRESENTED TERRACED HOME
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

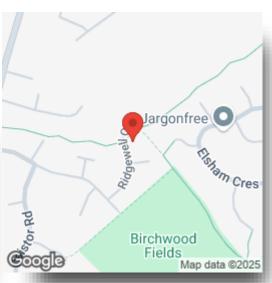
guide price

£130,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/LCR121161



Property Ref: LCR121161 - 0006 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.



01522 534 771



william h brown

Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1FW



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.