

## Woodstock Street, Lincoln LN1 1PT



# welcome to

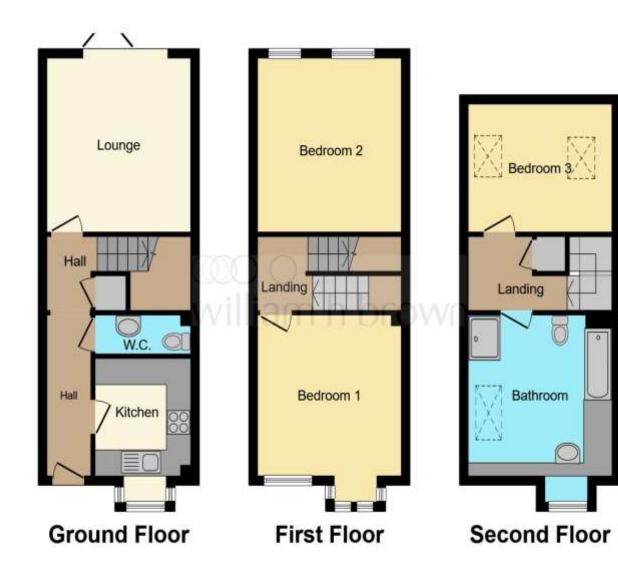
### Woodstock Street, Lincoln

Situated within the desirable West End of Lincoln is this recently built, modern and contemporary three bedroom town house, enjoying no onward chain and local access to the many amenities of Lincoln City Centre including shops, eateries, parks and supermarkets as well as fantastic transport links and schooling. The property in brief comprises: entrance hall, downstairs wc, lounge, fitted kitchen, three double bedrooms located over two floors and a family bathroom. Externally, this property benefits from a fully enclosed and low maintenance rear garden with a patio area ideal for seating and an area of lawn, as well as allocated parking situated in a designated parking area to the end of the development. Early internal viewing is strongly recommended to appreciate the space and accommodation on offer.









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

**Entrance Hall** 

**Downstairs Wc** 

**Lounge** 13' x 11' 8" ( 3.96m x 3.56m )

**Kitchen** 8' 10" x 7' 9" ( 2.69m x 2.36m )

**First Floor Landing** 

**Bedroom One** 12' 7" x 11' 8" ( 3.84m x 3.56m )

**Bedroom Two** 13' x 11' 8" ( 3.96m x 3.56m )

Second Floor Landing

**Bedroom Three** 11' 8" x 9' 5" ( 3.56m x 2.87m )

Bathroom

Outside

#### welcome to

#### Woodstock Street, Lincoln

- MODERN & CONTEMPORARY TOWN HOUSE
- THREE DOUBLE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- ALLOCATED OFF ROAD PARKING
- LOW MAINTENANCE & FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

offers in the region of

£230,000





### view this property online williamhbrown.co.uk/Property/LCR121258



Property Ref:

LCR121258 - 0005

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.

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.



postcode not the actual property

william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



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



williamhbrown.co.uk