

St. Peters Avenue, Lincoln LN6 7QE

welcome to

St. Peters Avenue, Lincoln

Early viewing is essential for this two bedroom semi-detached home situated within a popular residential location. Being an ideal investment opportunity or first time buy, this property boasts local access to a wide range of amenities, transport links and schooling as well as front and rear gardens.

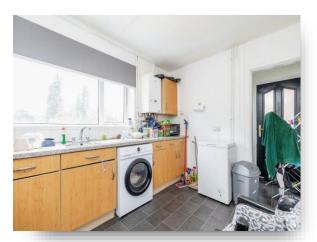












Entrance Hall

With laminate flooring and radiator.

Lounge

12' 2" x 11' 11" (3.71m x 3.63m)

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

Kitchen

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

With double glazed window to the rear, a fitted kitchen in a range of wall and base units with work surfaces, space for washing machine, space for fridge freezer, wall mounted boiler, part tiling to the walls, vinyl flooring and radiator.

Downstairs Wc

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

First Floor Landing

With double glazed window to the side, carpet flooring and loft access point.

Bedroom One

12' 1" x 11' 11" (3.68m x 3.63m)
With two double glazed windows to the front, built in storage and carpet flooring.

Bedroom Two

8' 5" max x 8' 10" max (2.57m max x 2.69m max) With double glazed window to the rear, carpet flooring and radiator.

Bathroom

With bath and shower, wc, wash hand basin, vinyl flooring, extractor fan and part tiling to the walls.

Outside

Property benefits from a fence enclosed gravel area to the front with pathway alongside leading to the front door and gated side access to the rear garden. The rear garden is fully fence panel enclosed with a patio area ideal for seating and an area of lawn.





welcome to

St. Peters Avenue, LINCOLN

- FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- TWO BEDROOM SEMI-DETACHED HOME
- FAMILY BATHROOM & DOWNSTAIRS WC
- FRONT & REAR GARDENS
- POPULAR RESIDENTIAL LOCATION

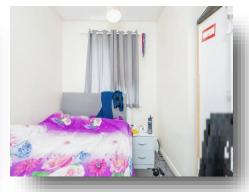
Tenure: Freehold EPC Rating: C

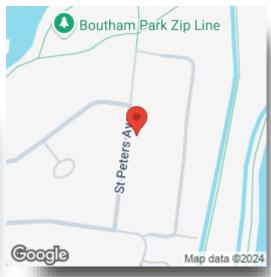
guide price

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR120291



Property Ref: LCR120291 - 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



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.