



St. Peter's 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.



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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

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Property Ref:
LCR120291 - 0006

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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.



william h brown



01522 534 771



Lincoln@williambrown.co.uk



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



williambrown.co.uk