



Woodfield Avenue, Lincoln LN6 0LT

welcome to

Woodfield Avenue, Lincoln

**** AFFORDABLE HOME - 80% MARKET VALUE **** Situated within a sought-after residential area is this three-bedroom end-terraced home, benefitting from allocated parking for two cars, open plan kitchen/diner, an enclosed rear garden and local access to a range of amenities.



Agent's Note

Prospective buyers should be aware this property is being sold under an Affordable Housing Scheme at 80% market value and the eligible purchaser, once registered to and approved by Lincoln City Council's housing department, must occupy the property as their sole or main residence. Registration can be completed on <https://www.lincshomefinder.co.uk/HouseholdRegistrationForm>



view this property online [williamhbrown.co.uk/Property/LCR121807](https://www.williamhbrown.co.uk/Property/LCR121807)



welcome to

Woodfield Avenue, Lincoln

- **** AFFORDABLE HOUSING SCHEME ****
- **80% MARKET VALUE**
- **THREE BEDROOM END-TERRACED HOME**
- **TWO ALLOCATED PARKING SPACES**
- **ENCLOSED REAR GARDEN**

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR121807



Property Ref:
LCR121807 - 0003

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.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



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



williamhbrown.co.uk