



Abingdon Avenue, Lincoln, LN6 3LB

welcome to

Abingdon Avenue, Lincoln

Internally the property comprises lounge, kitchen, two good sized bedrooms and main bathroom. To the exterior is off road parking to the front of the property, enclosed rear garden and detached single garage to the rear.



Lounge

18' 2" x 10' 3" (5.54m x 3.12m)

Double glazed window to front, door into kitchen and stairs rising to first floor.

Kitchen

7' 7" x 10' 3" (2.31m x 3.12m)

Double glazed window to rear, double glazed door to rear garden, kitchen comprises a range of floor and wall based cupboards, wash hand basin with drainer, gas hob, electric oven and extractor fan to hob.

Landing

Stairs from ground floor and doors provided to all first floor rooms.

Bedroom One

12' 2" x 10' 3" (3.71m x 3.12m)

Double glazed window to front and radiator to wall.

Bedroom Two

10' 3" x 7' 2" (3.12m x 2.18m)

Double glazed window to rear x2, radiator to wall and built in storage cupboard.

Bathroom

WC, wash hand basin, bath with wall mounted shower, heated towel rail, extractor fan and tiled walls.

Rear Garden

Enclosed rear garden mostly comprising of grass area, access is provided to the garage too.

Front Exterior

The front of the property has the added benefit of off road parking. Access is provided to the garage at the rear of the property too.

Garage

Single garage, ideal for storage.



view this property online williamhbrown.co.uk/Property/LCR122161



welcome to

Abingdon Avenue, Lincoln

- BEING OFFERED WITH NO ONWARD CHAIN
- POPULAR RESIDENTIAL LOCATION, CLOSE TO ALL RELEVANT AMENITIES
- TWO GOOD SIZED BEDROOMS
- SPACIOUS LOUNGE
- ENCLOSED REAR GARDEN WITH GARAGE TO REAR

Tenure: Freehold EPC Rating: C

£155,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122161



Property Ref:
LCR122161 - 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