

property details **approval form**

34 Birchwood Avenue, Lincoln, Lincolnshire, England, LN6 0JB

Date: 22 April 2025

Property Ref and Version: LCR121790 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW

T 01522 534 771 **E** Lincoln@williamhbrown.co.uk

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>> **price**

£259,950

Tenure: Freehold

>> **key features**

- > NO ONWARD CHAIN
- > THREE BEDROOM DETACHED BUNGALOW
- > GENEROUS CORNER PLOT
- > DRIVEWAY PARKING & DETACHED DOUBLE GARAGE
- > LOW MAINTENANCE GARDENS
- > 21FT LOUNGE / DINER
- > SOUGHT AFTER RESIDENTIAL LOCATION
- > AMENITIES, TRANSPORT LINKS & SCHOOLING NEARBY
- > EPC Rating: C

>> **short description**

Boasting no onward chain, this three bedroom detached bungalow sits on a desirable corner plot within a sought after residential area. Enjoying off road parking, low maintenance gardens, detached double garage and local access to a range of amenities.

>> **long description**

**** NO ONWARD CHAIN ****

Situated on a generous corner plot within a popular residential area is this three bedroom detached bungalow, enjoying local access to a range of amenities such as shops, eateries, a leisure centre, parks, doctors surgeries and pharmacies as well as transport links and schooling. The property in brief comprises: entrance porch, inner hall, 21ft lounge/diner, three bedrooms and a wet room. Outside, this property benefits from a generous garden to the front enjoying areas of patio and gravel with a range of plants and shrubs, and gated side access to the rear garden. To the rear of the property, gated access leads to off road parking for two cars, the detached double garage and the fully enclosed low maintenance rear garden which additionally benefits from areas of patio and gravel with mature plants and shrubs. Early internal viewing is strongly recommended to appreciate this property in full.

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>> **directions**

>> **Agent Note**

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>> room description

Entrance Porch

5' x 3' 3" (1.52m x 0.99m)

With carpet flooring.

Inner Hall

With carpet flooring and built in storage.

Lounge / Diner

21' 11" x 19' 2" (6.68m x 5.84m)

With two double glazed windows to the front, two radiators, air conditioning unit and carpet flooring.

Kitchen

9' 11" x 10' 7" (3.02m x 3.23m)

With double glazed door to the side, double glazed window to the side, a fitted kitchen in a range of wall and base units with work surfaces, integral double oven, breakfast bar, electric hob, wall mounted boiler, stainless steel sink and drainer, part tiling to the walls, space for washing machine, space for dryer and vinyl flooring.

Bedroom One

11' 5" x 10' 8" (3.48m x 3.25m)

With double glazed window to the side, built in wardrobes, carpet flooring and radiator.

Bedroom Two

9' 11" x 10' 11" (3.02m x 3.33m)

With double glazed window to the rear, carpet flooring and radiator.

Bedroom Three

7' 10" x 8' 2" (2.39m x 2.49m)

With double glazed window to the side, carpet flooring and radiator.

Wet Room

With obscured double glazed window to the side, wall mounted shower, wc, wash hand basin, part tiling to the walls, vinyl flooring, radiator and inset ceiling lights.

Outside

Property benefits from a generous garden to the front enjoying areas of patio and gravel with a range of plants and shrubs, and gated side access to the rear garden. To the rear of the property, gated access leads to off road parking for two cars, the detached double garage and the fully enclosed low maintenance rear garden which additionally benefits from areas of patio and gravel with mature plants and shrubs.

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>> **room description**

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>> floor plan



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

>> approval

	Signature	Date
Marc Overton		
Mr A.P. Durkan		