



Fourth Avenue, Scampton Lincoln LN1 2UP

welcome to

Fourth Avenue, Scampton Lincoln

Being offered with no onward chain this four bedroom mid-terraced property is a great opportunity for a first time buyer or investment buyer. Viewing is highly advised to appreciate the full extent and size of the property.



A fantastic opportunity to purchase four bedroom mid-terraced property being offered with no onward chain. Situated on the outskirts of Lincoln amenities are all within high supply, the property itself comprises entrance hall, lounge, kitchen/diner, utility room, cloakroom, first floor landing, four bedrooms, bathroom and separate wc room, large rear garden and two allocated parking spaces to the front of the property.

Entrance Hall

Lounge

14' x 12' 2" (4.27m x 3.71m)

Kitchen/Diner

21' 2" max x 15' 10" max (6.45m max x 4.83m max)

Utility Room/Second Entrance

Claokroom

Landing

Bedroom One

13' x 10' 7" (3.96m x 3.23m)

Bedroom Two

12' 7" x 8' 2" (3.84m x 2.49m)

Bedroom Three

10' 9" x 6' 8" (3.28m x 2.03m)

Bedroom Four

8' 11" x 8' (2.72m x 2.44m)

Bathroom

Seperate Wc Room

Parking

Rear Garden



view this property online williamhbrown.co.uk/Property/LCR122678



welcome to

Fourth Avenue, Scampton Lincoln

- BEING OFFERED WITH NO ONWARD CHAIN
- TWO ALLOCATED PARKING SPACES
- SPACIOUS REAR GARDEN
- FOUR GOOD SIZED BEDROOMS
- SITUATED ON THE OUTSKIRTS OF LINCOLN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122678



Property Ref:
LCR122678 - 0004

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