



Cotmam Walk, Lincoln

Asking Price £150,000


MARTIN&CO



Cotnam Walk, Lincoln

House - Mid Terrace

3 Bedrooms, 3 Bathroom

Asking Price £150,000

- Three Double Bedrooms
- Spacious living Accommodation
- Potential for a Four Piece Suite Bathroom
- Conservatory
- Private Non-Overlooked Rear Garden
- Close to schools of all ages, shops, doctors and public transport links
- FREEHOLD
- COUNCIL TAX BAND A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DESCRIPTION

Three bedroom terrace starter home making for an ideal FTB or investment purchase. Situated just off Moorland Avenue within walking distance of local amenities, this property briefly comprises of an entrance hall, lounge diner, kitchen, conservator, three bedrooms and a bathroom. No onward chain.

Cotmam Walk is situated close to local amenities and schooling, a regular bus service into the city centre and access to nearby road and rail links.

ENTRANCE HALL

9'2" x 5'11"

PVC front door to with a side PVC window, laminate flooring, a light fitting and a radiator.

LIVING ROOM

19'11" x 10'11"

PVC double glazed window to front aspect, laminate flooring, two light fittings, electric fire feature, a radiator, and wooden glazed doors to conservatory.

KITCHEN

12'9" x 10'11"

Base and eye units with laminate worktops, a stainless steel sink and drainer, space and plumbing for a washing machine, with further space for a dishwasher and fridge freezer, a large Cuisine master Cooker with extractor over. PVC double glazed window to the rear aspect, PVC door to giving both front and rear access, three ceiling light fittings, a radiator and Worcester combi boiler to wall.



CONSERVATORY

13'1" x 9'3"

PVC window surround, laminate floor, light and fan fitting, a radiator and multiple electric sockets.

STAIRS/LANDING

12'6" x 3'0"

Carpet stairs with laminate flooring to landing, a light fitting, fire alarm, loft access and two storage cupboards.

BEDROOM

10'8" x 9'9"

PVC window to front, laminate flooring, a light fitting and a radiator.

BEDROOM

10'11" x 9'10"

PVC window to rear, laminate flooring, a light fitting and a radiator.

BEDROOM

14'3" x 10'0"

PVC window to front, laminate flooring, a light fitting and a radiator.

BATHROOM

Low level WC, Pedestal sink, corner bath, Shower cubicle with electric shower over (no flooring), two PVC windows to rear, a heated towel rail, extractor and spot lit ceiling.

OUTSIDE SPACE

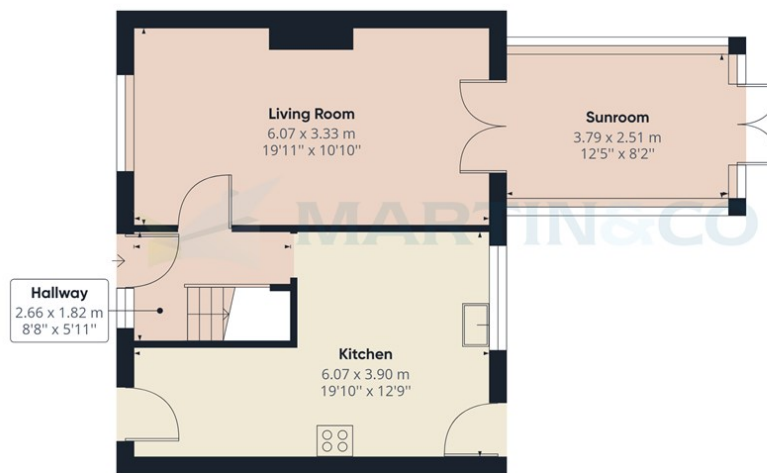
To the front is a paved pathway, mature bush and hedge surround. To the rear is a mix of laid lawn, artificial grass and a patio area. the garden is non-overlooked with mature shrubs and bushes, with an outhouse brick shed and a further storage shed included in sale.

FIXTURE & FITTINGS

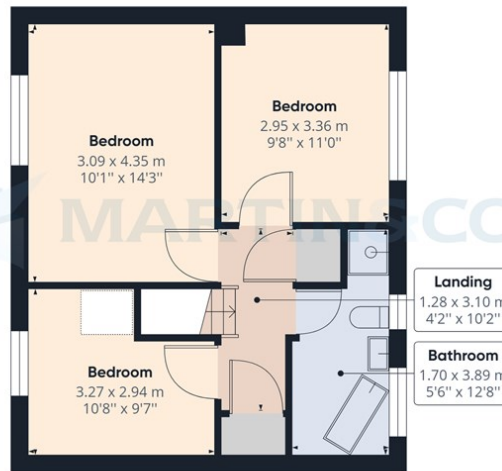
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Floor 0



Floor 1



Approximate total area⁽¹⁾

96.44 m²
1038.11 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Background User

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.