



**Elder Close, Witham St. Hughs,
Lincoln**

01509 550000

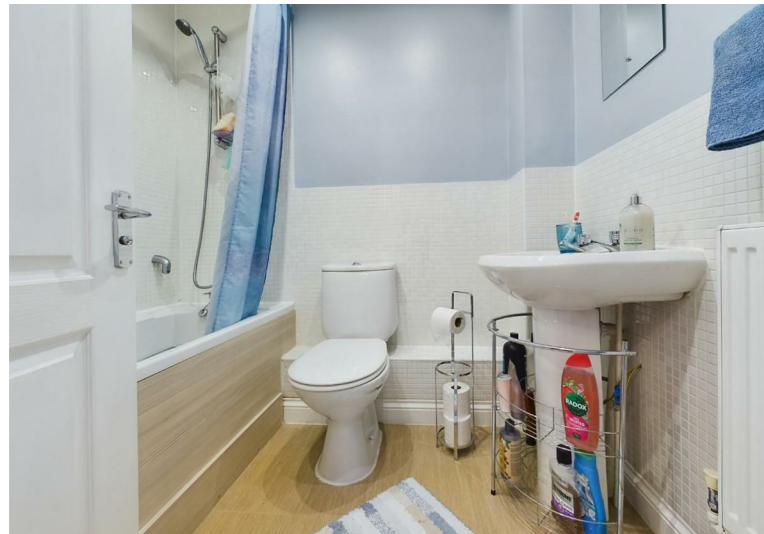

MARTIN & CO

Elder Close, Witham St. Hughs,
Lincoln

House

2 Bedrooms, 1 Bathroom

- Ideal First Time or Investment Purchase
- Mid terraced property
- Two Bedrooms
- Detached Garage and parking space
- Enclosed Rear Garden
- Council Tax - A
- EPC Rating - C



An ideal first time buyer or investment opportunity mid terraced house with separate garage and parking space. In a quiet location with easy access to the A46 and all amenities, the property comprises internally of a hallway, cloakroom, kitchen and lounge with French doors to rear garden. Two bedrooms and a family bathroom.

Summary

An ideal first time buyer or investment opportunity mid terraced house with separate garage and parking space. In a quiet location with easy access to the A46 and all amenities, the property comprises internally of a hallway, cloakroom, kitchen and lounge with french doors to rear garden. Two bedrooms and a family bathroom.

Witham st Hughs is situated to the south of the city, benefitting from a range of amenities including Junior school, supermarket, veterinary surgery, shops and much more. Regular bus service operates into Lincoln city centre.

EPC Rating - C

Council Tax Band - A

Tenure - Freehold / Garage Leasehold

Entrance Hall

PVC door, laminate flooring, pendant fitting and stairs rising to the first floor. Heating thermostat and smoke alarm wired with battery back up

Kitchen

9'9" x 6'0"

Base and eye level units with a roll edge worksurfaces and an inset stainless steel 1 1/2 bowl sink and drainer. Fitted Electric oven fitted in 2022, gas hob with extractor over, space and plumbing for a washing machine with further space for a fridge freezer. vinyl flooring, PVC window to the front aspect and a light fitting. Ideal combi boiler installed February 2021 with 7 year warranty.

WC

15'8" x 2'11"

Low level WC, wash basin, radiator, carpet flooring, PVC



window to the front aspect and light fitting. Mains consumer unit is housed.

Lounge
 14'7" x 12'10"
 Carpet flooring, PVC French doors to rear aspect and garden, ceiling lighting, radiator, Electric fire with stone surround and hearth. Freesat TV connection and BT phone point and 4 double sockets.

Stairs/Landing
 Carpet flooring, pendant fitting and smoke alarm wired with battery back up and Loft access

Bedroom
 8'1" x 12'10"
 PVC windows to the rear aspect, carpet flooring, radiator, 3 x double sockets, BT point and a pendant fitting.

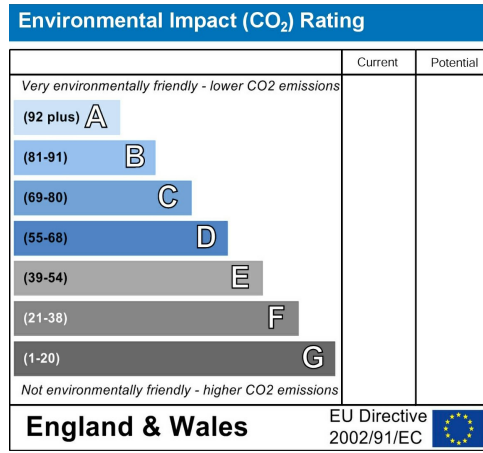
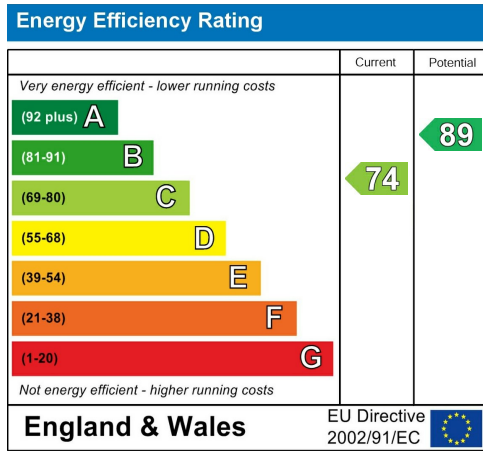
Bathroom
 9'6" x 5'6"
 Low level WC, pedestal wash basin and a panel bath with shower mixer taps. Vinyl flooring, radiator, spot lights and ceiling extractor.

Bedroom
 8'2" x 9'6"
 PVC windows to the front aspect with views across the park area, carpet flooring, radiator, double sockets, and pendant fitting. Built in storage cupboard.

Outside
 To the front is gravel areas to either side of path and lighting. To the rear is a private and enclosed garden with laid lawn and raised beds, patio area and gated access.

Garage
 Located within a block separate to the property, beneath a coach house apartment. Up and over door with a parking bay in front. No light or power supply.
 LEASHOLD for Garage and Parking Space - date 13th December 2005 for 999 years, Leaseholder Persimmon Homes (east Midlands) - Yearly rent - A peppercorn

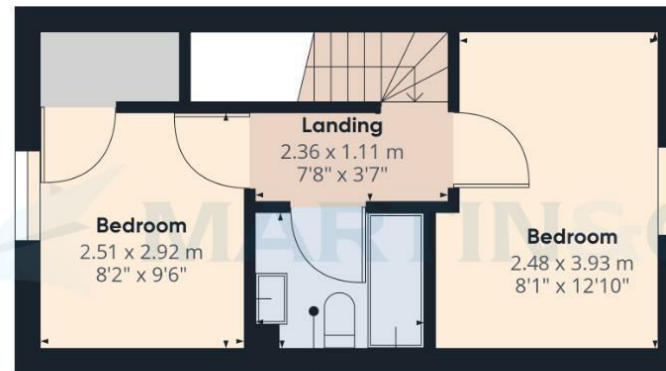
Fixtures & Fittings
 Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements 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



Bathroom
2.09 x 1.70 m
6'10" x 5'6"

Floor 1

Approximate total area⁽¹⁾

55.16 m²
593.74 ft²

Reduced headroom

0.76 m²
8.14 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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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.