



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

**Asking Price £180,000**

**MARTIN&CO**

Elder Close, Witham St. Hughs,  
Lincoln

House

2 Bedrooms, 1 Bathroom

Asking Price £180,000

- 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		<b>74</b>	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

## 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

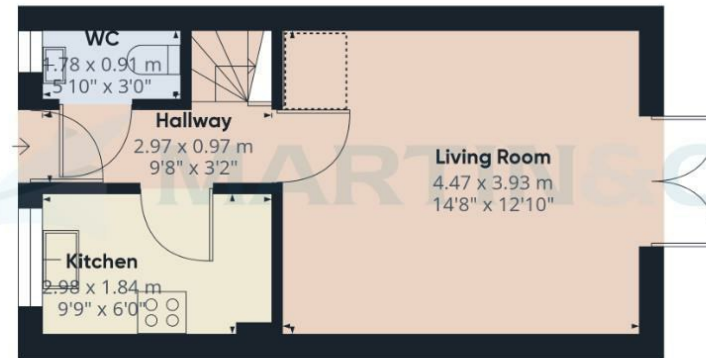
Located within a block separate to the property, beneath a coach house apartment. Up and over door with a parking bay in front. No light or power supply. LEASHOLD for Garage and Parking Space - date 13th December 2005 for 999 years, Leaseholder Persimmon Homes (east Midlands) - Yearly rent - A peppercorn

#### Fixtures & Fittings

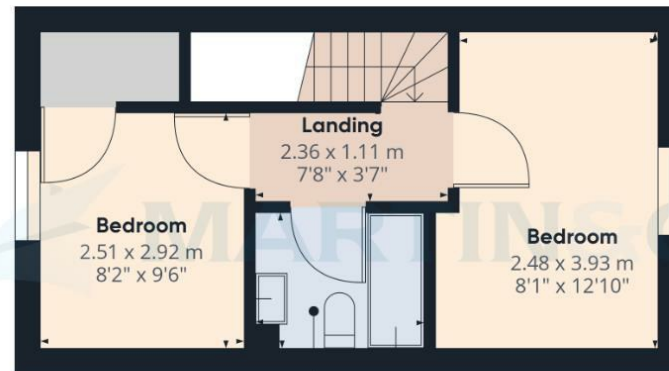
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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<sup>(1)</sup>**

55.16 m<sup>2</sup>  
593.74 ft<sup>2</sup>

**Reduced headroom**

0.76 m<sup>2</sup>  
8.14 ft<sup>2</sup>

(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.

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