



Birchwood Avenue, Lincoln

Asking Price £170,000



Birchwood Avenue, Lincoln

Bungalow - Semi Detached
2 Bedrooms, 1 Bathroom

Asking Price £170,000

- Semi-Detached Bungalow
- Modern Fitted Kitchen
- Spacious Living Room
- Front and Rear Gardens
- Driveway Parking and Detached Garage
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - B

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	88
(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	
EU Directive 2002/91/EC	



Two bedroom semi-detached bungalow positioned close to local amenities and transport links. Comprising internally of a modern kitchen, living room, two bedrooms and a bathroom. Driveway parking, extended garage, front and rear gardens. No onward chain.

Birchwood Avenue is a popular location for nearby amenities to include shops, public houses, schooling and transport links in and out of the city.

EPC Rating - C
Council Tax Band - B
Tenure - Freehold

Kitchen
16'0" x 7'1"
Base and eye level high gloss units with roll edge work surfaces incorporating a

breakfast bar, PVC splash backs and an inset stainless steel sink and drainer. Space and connections for a gas/electric cooker, fitted extractor fan, space and plumbing for a washing machine with further space for a fridge freezer. Vinyl flooring, PVC windows to the front and side, PVC side entrance door, radiator and ceiling lighting. Cupboard underneath breakfast bar houses the mains consumer unit and meters.

Living Room
15'10" x 12'2"
PVC window to the front aspect, carpet flooring, ceiling and wall lighting, radiator and a gas feature fire with hearth and surround.

Hallway
Carpet flooring, pendant fitting, storage cupboard and access to the loft housing the gas combination boiler via a fitted pull down ladder, being partially boarded and with lighting.



Bedroom

15'2" x 9'1"

PVC window to the rear aspect, carpet flooring, pendant fittings and a radiator. Fitted bedroom furniture included within sale.

Bedroom

10'2" x 8'10"

PVC window to the rear, carpet flooring, pendant fitting and a radiator.

Bathroom

7'0" x 5'11"

Low level WC, pedestal wash basin and a panel bath with thermostatic mixer shower over. PVC side window, tiled flooring, radiator, light and extractor.

Garage

31'1" x 9'1" (max measurements)

Extended with a central partition, up and over door to the front with PVC side windows and personnel door, light and power.

Outside

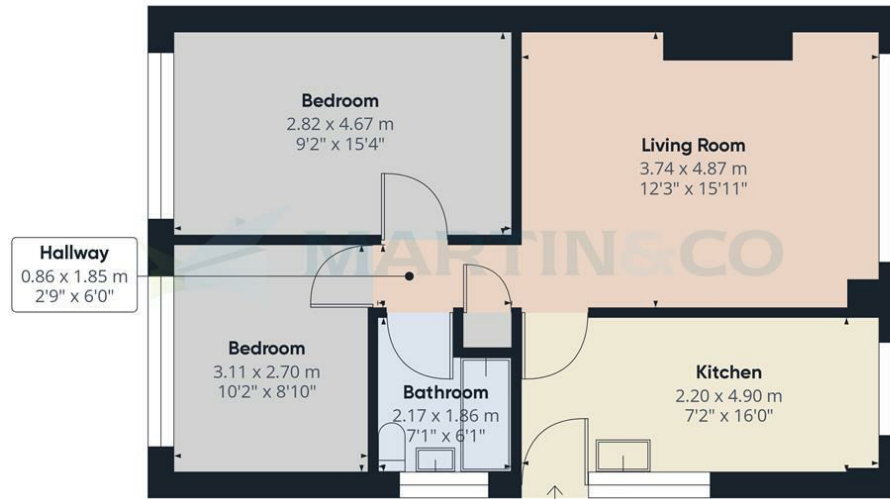
The front offers a low maintenance gravel bed with an extensive block paved turnaround driveway suitable for multiple vehicles to park off road. To the side gives access to the garage, water supply, security lighting and gated access to the garden.

To the rear is a private and fully enclosed garden being mainly laid to lawn with an extended patio area and central pathway. Paved hard standing for a shed and side access to the rear of the garage.

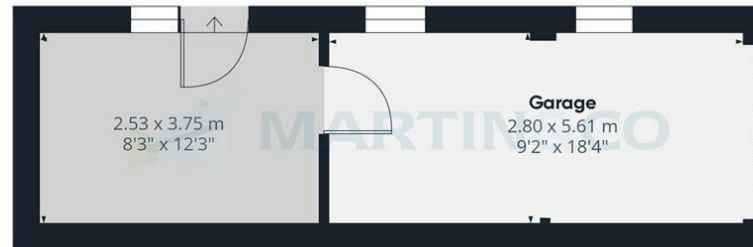
Fixtures & Fittings.

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 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
81.9 m²
881.58 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Martin & Co Lincoln Sales

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.