



Marjorie Avenue, Lincoln

Asking Price £177,950


MARTIN&CO

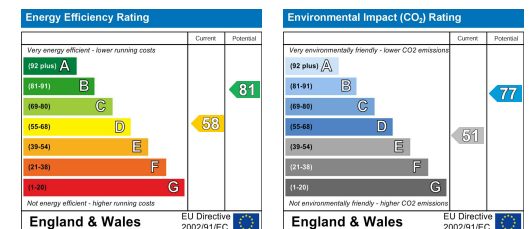
Marjorie Avenue, Lincoln

House - Mid Terrace

3 Bedrooms, 1 Bathroom

Asking Price £177,950

- Spacious Terraced Home
- Front and Rear Gardens
- Living Room with Separate Dining Room
- Four Piece Ground Floor Bathroom
- Popular Location
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - A / EPC Rating - D



Three bedroom terraced home situated on Marjorie Avenue, just off the popular Boutham Park Road. Internally comprising of an entrance hall, living room, dining room, kitchen and ground floor bathroom with three bedrooms to the first floor. Sold with vacant possession and no onward chain.

Marjorie Avenue is situated just off Boutham Park Road, giving easy access to schooling, local shops and amenities as well as access to into the city centre.

EPC Rating - D
Council Tax Band - A
Tenure - Freehold

Agent note - Pictures taken prior to the existing periodic tenancy.

Entrance Hall
PVC entrance door, carpet flooring, pendant fitting and stairs rising to the first floor.

Living Room
11'10" x 11'7"
PVC window to the front, carpet flooring, radiator, wall and ceiling lighting plus an open fireplace with hearth and surround.

Dining Room
12'3" x 11'11"
PVC rear window, carpet flooring, pendant fitting and a radiator. Under stairs cupboard with lighting houses the mains consumer unit and electric meter.

Kitchen
11'2" x 6'9"
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space for a fridge freezer plus further space and plumbing for a washing machine. Spot lit ceiling, wall mounted Baxi heat only boiler, tiled flooring, PVC side window and door to the garden.

Bathroom
9'1" x 6'8"
Fully tiled room offering a four piece suite comprising of a low level WC, pedestal wash basin, corner bath and a tiled cubicle with electric shower. PVC rear window, light fitting and a radiator.

Stairs / Landing
Carpet flooring and a pendant fitting.

Bedroom
12'0" x 11'11"
PVC window to the front, wood effect laminate flooring, light fitting and a radiator. Built in wardrobe with lighting gives access to the loft.

Bedroom
12'0" x 11'5"
PVC window to the rear, carpet flooring, pendant fitting, radiator and a built in wardrobe with lighting.

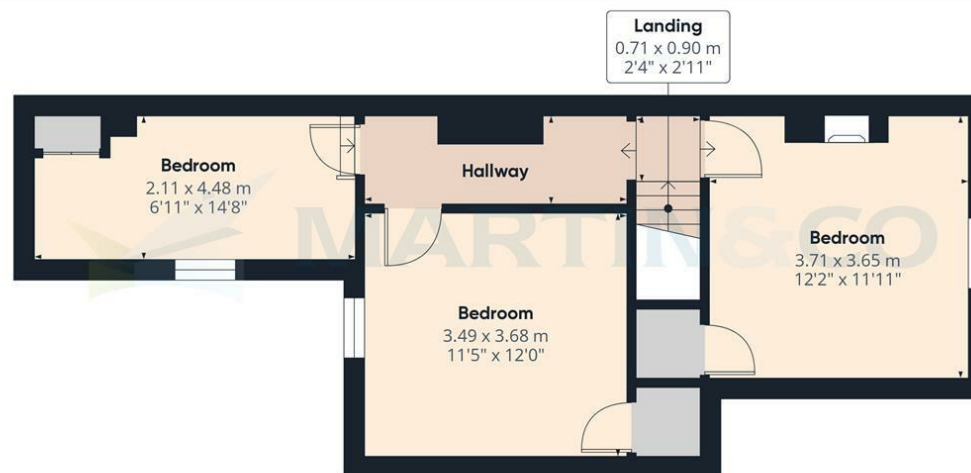
Bedroom
14'9" x 6'11"
PVC window to the side, carpet flooring, pendant fitting, radiator, digital heating controls and an airing cupboard housing the hot water cylinder.

Outside
The front offers a small low maintenance, gravel and block paved garden with shared passage access leading to the accommodation or rear garden. To the rear is a South facing garden offering a patio seating area, low maintenance gravel and block paved pathways. Garden shed is included within the sale.

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



Floor 1

Approximate total area⁽¹⁾

84.06 m²
904.82 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.