

Woodvale Avenue, Lincoln

Asking Price £215,000

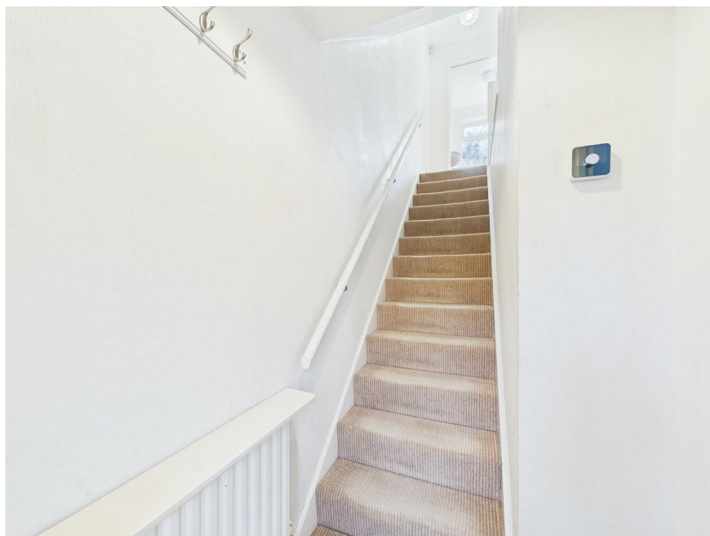
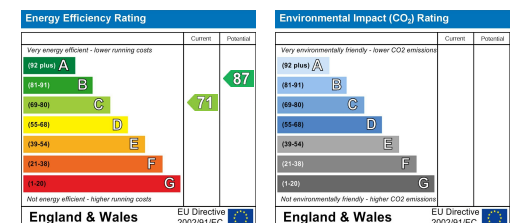

MARTIN&CO

Woodvale Avenue, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £215,000

- Semi-Detached House
- Three Bedrooms
- Separate Dining Room
- Integrated Kitchen Appliances
- Large Driveway For Multiple Parking
- Single Garage
- Enclosed Rear Gardens
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - B



This family home is well presented throughout and is one not to be missed. Internally comprising: Lounge, separate dining room and fitted kitchen with integrated fridge and washing machine, oven and microwave. Upstairs there are two double bedrooms with the principal having fitted wardrobes and a third single bedroom plus the family bathroom which has a shower over the bath. Sold with no onward chain.

The location offers access to schooling for all ages, local amenities, shops, doctors and public transport services plus the A46 bypass road link.

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

Hallway
PVC front door hive digital thermostat, radiator, access to the alarm panel, carpeted stairs leading up to the first floor and a pendant light fitting.

Living Room
13'1" x 12'10"
PVC three piece bay window to front aspect, radiator, feature gas fire with wooden surround. Access to storage cupboard under stairs arch leading into the dining room, carpeted floor and a pendant light fitting.



Dining Room

7'10" x 7'11"

PVC window to rear aspect, radiator, access to cupboard built under stairs, vinyl covered floor and a pendant light fitting.

Kitchen

9'2" x 7'11"

A selection of base and eye level cupboards with high gloss finish doors, integral electric oven, stainless steel electric extractor hood and a 4 burner gas hob. Integrated under counter fridge and a washer, stainless steel bowl and a 1/2 sink drainer with mixer taps, cupboard housing ideal combi boiler, vinyl flooring, a PVC window to rear aspect and PVC half glazed door to side for access into the garden and a light fitting.

Landing

Access to loft via hatch, storage cupboard, carpeted floor and a pendant light fitting.

Bathroom

5'10" x 6'0"

PVC window to rear aspect, three piece suite comprising of a bath with overhead electric shower, toilet with low level cistern and a wash hand basin, thermostatic double height heated towel rail, tiled floor and a light fitting

Principal Bedroom

8'11" x 13'0" max

PVC window to front aspect, fitted wardrobes with mirrored doors, radiator, carpeted floor and pendant light fitting.

Bedroom 2

8'11" x 10'0"

PVC window to rear aspect, radiator, carpeted floor and a pendant light fitting

Bedroom 3

7'11" x 7'0" max

PVC window to front aspect, radiator, built in cupboard over stairs bulkhead, carpeted floor and a pendant light fitting

Outside

Mainly gravelled driveway for ample vehicles to park off road, blocked paved path and lawned areas either side with well established trees. Wall lights above the garage and front door, a single garage which houses electric and lighting. To the rear you have a fully enclosed rear garden with well establish trees and a patio area.

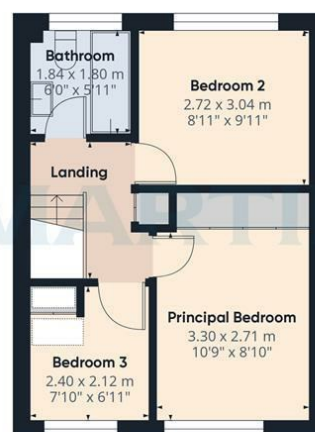
Fixtures & Fittings.

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⁾

76.5 m²
823.45 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

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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.