



Hemswell Avenue, Lincoln

Asking Price £170,000


MARTIN&CO

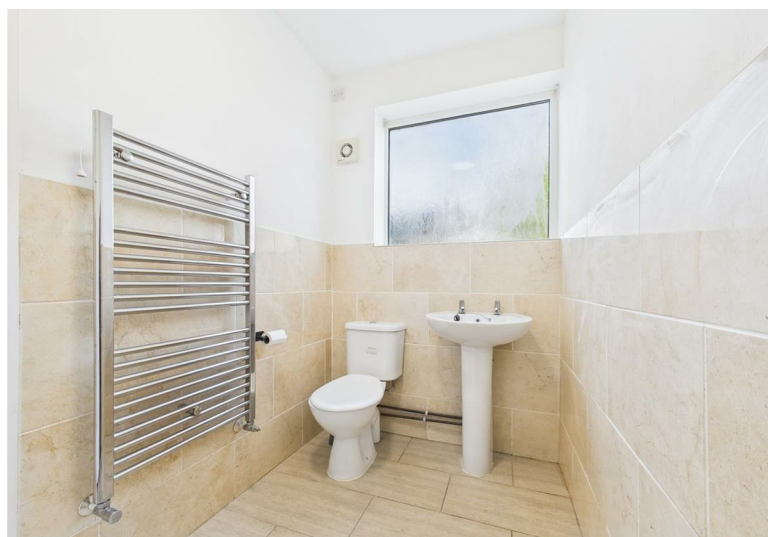
Hemswell Avenue, Lincoln

House - End Terrace

2 Bedrooms, 1 Bathroom

Asking Price £170,000

- Semi Detached Property
- Two Good Sized Bedrooms
- Newly Laid Carpets and Freshly Decorated Throughout
- Sizeable Front and Rear Gardens
- Popular Location
- Tenure - Freehold
- Ideal For First Time Buyers or Investment
- Sold With No Onward Chain
- Council Tax Band - A
- EPC Rating - D



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | 67 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Two bedroom end-terraced home positioned within the popular location of Hartsholme, to the South of Lincoln City Centre. Making for an ideal FTB or investment purchase, this well presented starter home benefits from being sold with no onward chain. Comprising internally of an entrance hall, modern kitchen and two reception rooms plus a downstairs cloakroom, two good sized bedrooms and a bathroom with separate WC. Externally offering front and rear gardens. On road parking is available.

Hemswell Avenue is situated near to local amenities including schooling of all ages and shops. There is a regular bus service and access to the A46 relief road. This desirable location is near to the scenic

Hartsholme Country Park which is popular amongst families and dog walkers all year round.

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

Entrance

PVC door leading in from the front, PVC window to side aspect, newly laid carpets and freshly decorated plus a pendant light fitting.

Hallway

Hallway freshly decorated and newly laid carpets, radiator and a built in cupboard allowing access to



both electric meter and mains consumer unit. A quarter turn staircase leading up to the first floor and a pendant light fitting.

Living Room 12'11" x 11'10"

A PVC window to the front aspect, newly laid carpets and freshly decorated, radiator, light fitting and built in bookcase against back wall.

Dining Room 7'10" x 7'8"

PVC window to the rear aspect, freshly decorated and newly laid carpets, radiator and a pendant light fitting.

Kitchen 11'9" x 12'6"ax

A range of both eye level and base units with double rolled edge worktops and tiled splash backs, space for both washing machine and a freestanding oven, An Ideal combi boiler, a single radiator and a stainless steel bowl and half bowl drainer with a mixer tap, PVC windows to rear aspect and a PVC door leading out to the garden. Laminate flooring, flush ceiling light fittings plus a hatch leading into roof space.

Cloakroom 4'10" x 8'6"

Tiled walls and floor with inset drain, a low level toilet cistern and a hand wash basin. A double height thermostatic towel rail, PVC window with obscure glass to rear aspect, electric extractor fan and a flush fitted ceiling light fitting.

Stairs / Landing

Newly laid carpets and freshly decorated, access to the loft and a PVC picture window to the front aspect plus a pendant light fitting.

Bedroom 12'11" x 9'7"

PVC window to front aspect, newly laid carpets and freshly decorated, a radiator and a pendant light fitting.

Bedroom 10'5" x 12'10"

PVC window to rear aspect overlooking the garden, newly laid carpet freshly decorated, a radiator and a pendant light fitting

Bathroom 6'5" x 7'0"

Comprising of a bath with electric overhead shower and a glass screen, tiled wet areas, a wash hand basin and a thermostatic towel rail, electric extractor fan, vinyl tile floor and an airing cupboard with wooden shelves. PVC window to rear aspect and a flush fitted ceiling light fitting.

WC 6'2" x 2'9"

PVC window to side aspect with obscure glass, freshly decorated and vinyl floor covering, a close coupled toilet and wash hand basin, flush fitted ceiling light fitting.

Outside

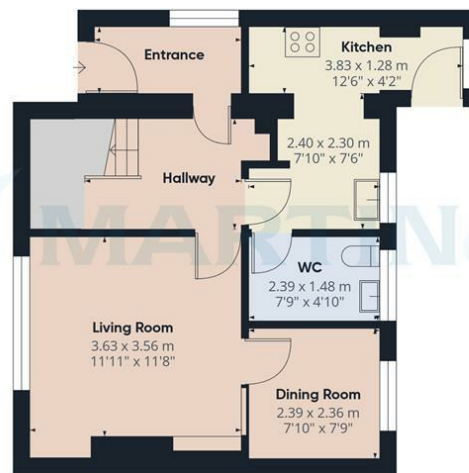
Rear - Private enclosed garden mainly laid to lawn with raised plant beds, a separate patio area and access to the outbuildings.

Front - Brick built wall surrounding the garden with a wrought iron gate from the side aspect allowing access to the mainly laid to lawn over two tiers, a pathway up to the front door and access to the gas meter.

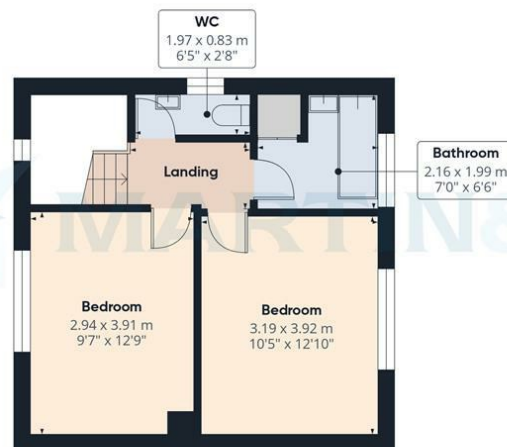
Fixtures and Fittings

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^m

76.6 m²
824 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.

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.