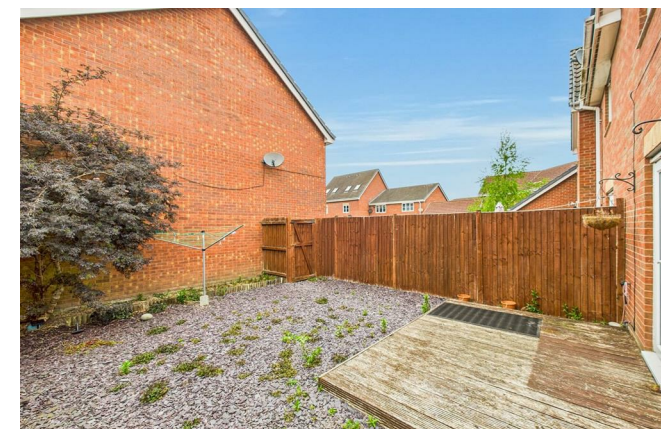




Taurus Avenue, North Hykeham

Asking Price £195,000


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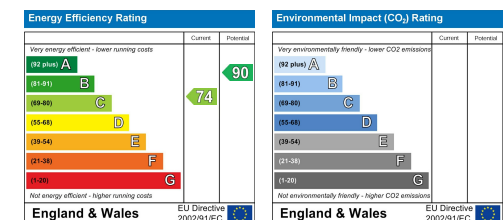
Taurus Avenue, North Hykeham

House - End Terrace

2 Bedrooms, 2 Bathrooms

Asking Price £195,000

- Ideal Starter Home or Investment Opportunity
- Two Double Bedrooms
- Primary Bedroom with Ensuite
- Downstairs Cloakroom
- West Facing Rear Garden
- Allocated Tandem Parking
- Popular Location
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - B



Two bedroom starter home within the popular Manor Farm development of North Hykeham. Comprising internally of an entrance with cloakroom, kitchen, living room, two bedrooms. primary bedroom with ensuite and a family bathroom. Enclosed rear garden and allocated parking for two vehicles. Sold with no onward chain.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass and train station.

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

Entrance Hall

Composite front door, wood effect laminate flooring, vertical radiator, light fitting and a storage cupboard.

Cloakroom

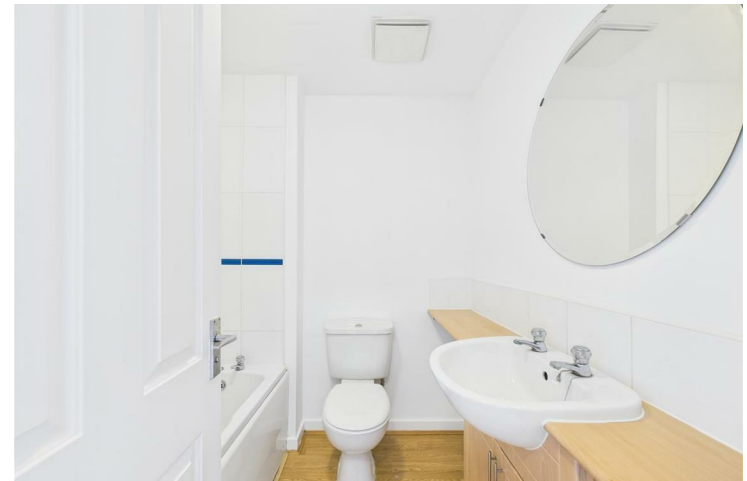
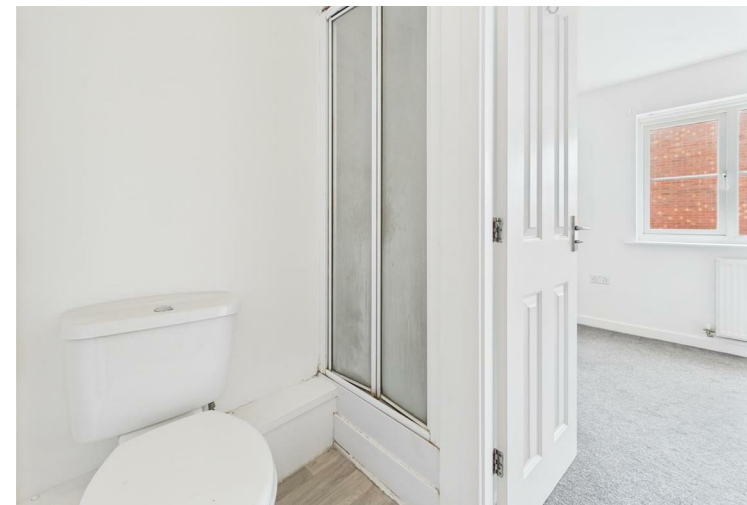
5'7" x 2'10"

Low level WC, pedestal wash basin, wood effect laminate flooring, radiator, PVC front window, light and extractor.

Kitchen

10'0" x 6'2"

Base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fitted oven, gas hob with



extractor over, space for a fridge freezer plus further space and plumbing for a washing machine. PVC front window, tiled flooring, light fitting, mains consumer unit and Ideal boiler housed with Myson controls below.

Living Room

18'10" x 12'8" (max measurements).

PVC French doors to the rear, carpet flooring, pendant fittings, radiators and Myson thermostatic control.

Stairs rising to the first floor with storage space below.

Stairs / Landing

Carpet flooring and a light fitting.

Bedroom

12'8" x 8'5"

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

Bathroom

6'2" x 6'2"

Low level WC, vanity wash basin and a panel bath. Wood effect laminate flooring, radiator, light and extractor.

Bedroom

12'8" x 11'10" (max measurements).

PVC window to the rear, carpet flooring, pendant fitting and a radiator. Access hatch to the loft and an airing cupboard housing the hot water cylinder.

Ensuite

6'2" x 6'0" (max measurements).

Low level WC, vanity wash basin and a single cubicle housing the mains thermostatic shower. Vinyl flooring, radiator, light and extractor.

Outside

The front comprises of a small off path garden being laid to lawn with gated access to the rear garden and

outside lighting.

To the rear is a fully enclosed, West facing garden, low maintenance with slate chippings, planted border and a raised deck. Gated to the front and rear plus a water supply. The rear gate gives access to the communal parking where this property has two allocated tandem bays.

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.

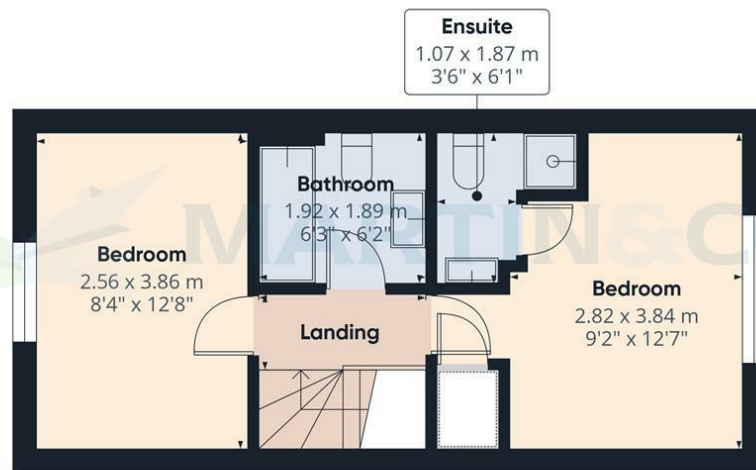
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Floor 0



Floor 1

Approximate total area^m

59.8 m²
643 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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.