



**Jubilee Close, Cherry Willingham,
Lincoln**

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Jubilee Close, Cherry
Willingham, Lincoln

House - End Terrace
2 Bedrooms, 2 Bathroom

£200,000

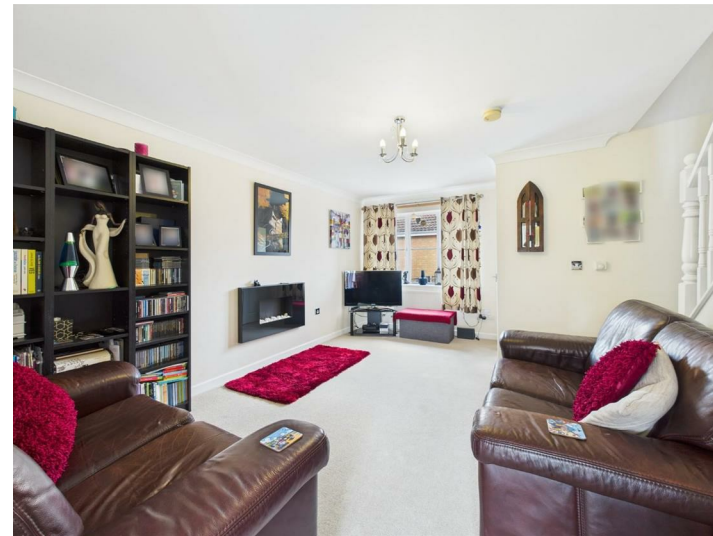
Date Available:

Deposit:

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- Ideal First Time Purchase
- Sought After Village Location
- Nestled within the Cul-De-Sac
- Single Garage with Parking for Two Vehicles
- Two Double Bedrooms
- Downstairs Cloakroom
- Front and Rear Gardens
- Tenure - Freehold
- Council Tax Band - A / EPC Rating - C
- Service Charge - £110PA

Two bedroom home positioned within the desirable village of Cherry Willingham. Nestled away in a quiet cul-de-sac, this ideal first time purchase comprises internally of an entrance hall with cloakroom, living room, fitted kitchen diner, two double bedrooms and a bathroom. Viewings by appointment only.



Two bedroom home positioned within the desirable village of Cherry Willingham. Nestled away in a quiet cul-de-sac, this ideal first time purchase comprises internally of an entrance hall with cloakroom, living room, fitted kitchen diner, two double bedrooms and a bathroom. Externally offering a single garage with parking for two vehicles in front plus gardens to both the front and rear. Viewings are by appointment only.

Cherry Willingham is a well served village situated approximately 5 miles from the city of Lincoln and is on the Eastern Bypass. Offering a range of local amenities, including schooling, shops, pubs, a doctor's surgery and regular transport links to the city centre.

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

Entrance Hall
Composite front door, carpet flooring, pendant fitting, radiator, mains consumer unit and the alarm control panel.

Cloakroom
6'5" x 2'9"
Low level WC with wall mounted wash basin, tiled flooring, radiator, light fitting and a PVC front window.

Living Room
16'5" x 11'10"
PVC window to the front aspect, carpet flooring, two radiators, flame effect electric fire, Honeywell thermostatic control and a light fitting. Stairs rising to the first floor.

Kitchen Diner
14'9" x 8'1"
Base and eye level units with laminated work surfaces and feature lighting, tiled splash back and an inset ceramic sink and drainer. Fully fitted with a range of appliances to include an oven, gas hob with extractor over, integrated dishwasher and fridge freezer plus space and plumbing for a washing machine. PVC French doors and window to the rear aspect, tiled flooring, spot lit ceiling, radiator, housed Worcester boiler with controls below plus an under stairs storage cupboard.

Stairs / Landing
Carpet flooring, radiator, pendant fitting, Honeywell thermostatic control, access to the loft and a shelved airing cupboard housing the hot water cylinder.

Bathroom
6'10" x 6'0"
Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with thermostatic shower over. Vinyl flooring, PVC rear window, heated towel rail, spot lit ceiling and extractor.

Bedroom
13'4" x 8'5"
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

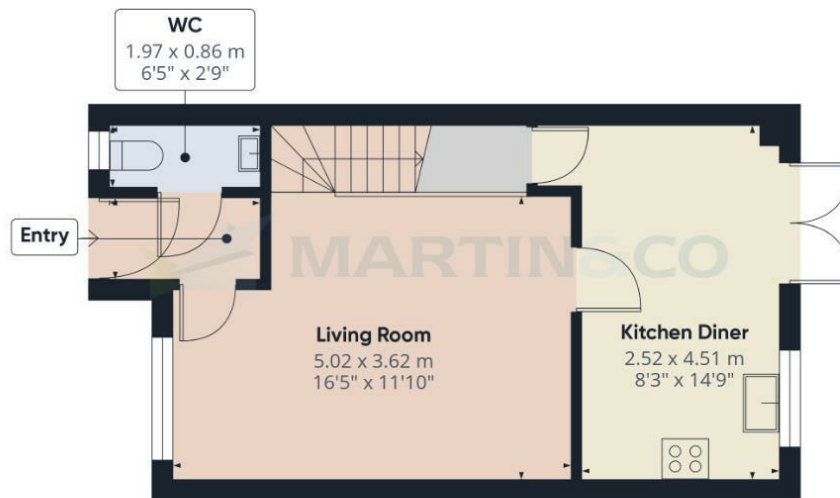
Bedroom
11'4" x 11'3"
PVC window to the front aspect, carpet flooring, pendant fitting, radiator and built in wardrobes.

Garage
16'3" x 8'8"
Up and over door to the front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	88

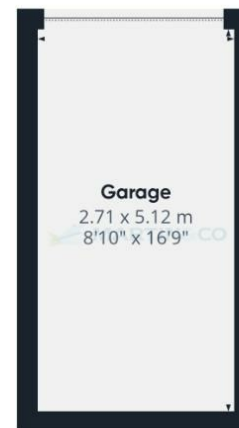
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
79.1 m²
853 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

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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.