



**Rudgard Avenue, Cherry Willingham,  
Lincoln**

02025 000

  
**MARTIN&CO**



Rudgard Avenue, Cherry  
Willingham, Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£235,000

Date Available:

Deposit:

- Three Bedrooms
- Village Location
- Downstairs Bathroom
- Conservatory
- Detached Garage
- No Onward Chain
- EPC - C
- Council Tax Band - B

Three bedroom semi-detached home making for an ideal first time or investment purchase. Situated in the popular village of Cherry Willingham, this property comprises of a lounge and dining area, three bedrooms, bathroom, kitchen and conservatory with a driveway and detached garage. Sold with no onward chain.





Description  
Three bedroom semi-detached home making for an ideal first time or investment purchase. Situated in the popular village of Cherry Willingham, this property comprises of a lounge and dining area, three bedrooms, bathroom, kitchen and conservatory with a driveway and detached garage. Sold with no onward chain.

The village of Cherry Willingham is a well-appointed village to include schooling, shops, post office, doctors surgery, public houses and a church plus a regular bus service in to the city centre.

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

Entrance Hall  
UPVC front door, carpet flooring, pendant fitting, radiator thermostatic control. Stairs rising to the first floor with a storage cupboard below.

Living Room Diner  
Carpet flooring, two pendant fittings and a radiator, gas fire with marble mantle, large PVC window to front and sliding PVC patio doors to the rear leading out to the conservatory.

Kitchen  
Base and eye level units with laminated rolled edge work surfaces, tiled walls and an inset ceramic double sink with drainer and mixer tap with pull out spray. Space for electric cooker and washing machine, further space for an under counter fridge freezer. PVC rear window and side door, vinyl flooring, light fitting and a wall mounted Ideal system gas combination boiler and consumer unit.

Downstairs Bathroom  
Low level WC, wash basin with vanity unit and storage cupboards with laminate roll edge surface. Chrome radiator, Mira jump electric shower housed in shower cubicle with sliding doors, tiled floor and walls, Manrose extractor and PVC side window with privacy glass.

Conservatory  
Part brick with PVC windows and PVC rear door, Glen Electric heater, wall lighting and vinyl flooring.

Bedroom  
PVC rear facing window, carpet flooring, pendant fitting and a radiator, built in cupboard housing a radiator

Cloakroom  
Low level WC and wall mounted sink.

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

Bedroom  
PVC rear window, radiator, carpet flooring, pendant fitting and built in wardrobe/vanity unit.

Garage  
Detached single garage with up and over door.

Outside  
To the front is a mainly laid to grass with concrete path to front. Hedges and shrubs to boarders driveway for off road parking, lighting to front and side. To the rear is an enclosed garden with an area of lawn, existing gravel borders and a patio area. two sheds which are included within the sale. Gated access leads to the front and Water supply.

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.

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

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





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

68.6 m<sup>2</sup>  
739 ft<sup>2</sup>

(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

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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.