



6 Cambridge Avenue
Lincoln, LNI ILS

BELL



6 Cambridge Avenue Lincoln

NO ONWARD CHAIN! This is a good sized three-bedroom mid-terrace home, (GIFA 1,317 ft² / 122 m²) pleasantly located in this popular West End district of the city, being a short walk away from access to the West Common. The property is in need of a comprehensive scheme of modernisation and refurbishment, in order to bring it up to a very good owner occupier standard.

There is pedestrian access through to the rear of the property where there is a good sized but inaccessible overgrown garden. The grounds extend to 0.04 of an acre (sts).

ACCOMMODATION

Entrance Hall with original front door beneath decorative brick arch, being long and narrow hallway with period cornicing. Staircase fitted with stairlift with handrails, radiator, ceiling light and decorative archway.

Lounge / Reception Room a dual-aspect room with northerly outlook from the bay window to the front and window with southerly outlook to the rear; decorative white fireplace with gas fire inset, radiators at both ends of the room, two pendant ceiling lights, curtain poles. Door through to kitchen.

Kitchen having southerly outlook over the rear; solid wood base and wall units, wooden worktops, with stainless-steel sink inset, free-standing gas cooker with overhead extractor hood. Tiled flooring, access to the under stairs storage/pantry, radiator, curtain rail and blind fitted and decorative ceiling light.





Understairs Pantry a narrow walk-in cupboard with fitted shelving on three sides, tiled floor, window to rear and small ceiling light.

Rear Dining / Utility Room accessed through an arched doorway from the kitchen having south-facing window and half-glazed timber door leading to rear garden; radiator, fitted shelves and cupboards, curtain rail and curtains fitted and ceiling light.

Downstairs Shower Room comprising corner shower cubicle with electric shower, pedestal wash hand basin and low level WC, radiator and ceiling light.

First Floor

Landing with frosted glass skylight allows additional natural light into the landing area; storage cupboard, pendant light and radiator.

Bathroom having frosted south facing window, bath with tiled surround, pedestal wash hand basin, low level WC, radiator and ceiling light.

Bedroom 3 with rear facing window and rail; a small bedroom with fitted wall shelves, built-in cupboard housing water tank (Heatrae Sadia "Hercal"), radiator.

Bedroom 2 with south facing window with rail; a standard size double bedroom with fitted shelving and hanging rail, radiator and pendant light.

Principal Bedroom of generous proportions with northerly outlook from the two front facing windows with rails, built-in double wardrobe with shelving, radiator between windows and pendant light.

OUTSIDE

There is a small walled garden to the frontage in need of some maintenance and rear garden which is currently inaccessible due to overgrowth.





Lincoln City Council – Tax band: B

ENERGY PERFORMANCE RATING: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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