



35 Cambridge Avenue
Uphill, Lincoln. LNI ILS

BELL



35 Cambridge Avenue Uphill, Lincoln.

35 Cambridge Avenue is a traditional mid-terrace property with south-facing frontage, brick built with bay-style front window and small walled forecourt. The property is in need of a significant scheme of refurbishment providing an ideal renovation project.

Accommodation comprises; small entrance lobby, hallway, three reception rooms, kitchen and pantry to ground floor; landing, three bedrooms and family bathroom to first floor. There are delightful views from the rear aspects across Lincoln's West Common.

ACCOMMODATION

Small Entrance Lobby with main front entrance door and door to hallway; offering privacy and draft protection with the potential to convert into a small cloak area or porch.

Hallway having doors through to the main living spaces and timber staircase to first floor, original bare flooring, skirting and architraves with ceiling light

Front Reception Room (South-Facing) having a large bay window overlooking Cambridge Avenue; tiled fireplace, decorative coving and ceiling rose still present with ceiling light.

Second Reception Room (North-Facing) having view over the rear garden with glimpses towards the West Common; alcove cupboard with glass panel doors and shelving, tiled fireplace, original cornice detailing retained in places with ceiling light. Archway through to:





Third Reception Room / Dining Room having west-facing window with outlook to garden side; alcove storage cupboard extending beneath the stairs, tiled hearth and fireplace, ceiling light. Archway to:

Pantry situated through an arched recess, with small west-facing window, shelving and ceiling light.

Kitchen with west facing window; basic kitchen with wall and base cabinets and sink. Brick-tiled flooring throughout, door to Rear Lobby leading to WC and coal storage room; rear access door opens directly to the garden.

First Floor

Landing provides access to three bedrooms and bathroom; having built in storage cupboard.

Master Bedroom a large double bedroom with south facing view over Cambridge Avenue; fireplace, original skirting and ceiling light.

Second Bedroom having north facing window with views across the rear garden and the West Common; a good-sized double with period proportions, original fire recess, and ceiling light.

Third Bedroom having north facing views of the garden and West Common; some original features and ceiling light.

Bathroom with westerly view; three-piece suite with bath, WC, and pedestal basin. Built in Airing cupboard housing the hot water tank situated beside the bath, with water system components

OUTSIDE

The rear garden can be reached via the kitchen door or through a covered alleyway beside No. 33 (to the left), which continues to the rear footpath providing gated access to the garden. The garden is enclosed by a brick wall and wooden fences, with West Common situated directly beyond.





Lincoln City Council – Tax band: B

ENERGY PERFORMANCE RATING: F

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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