

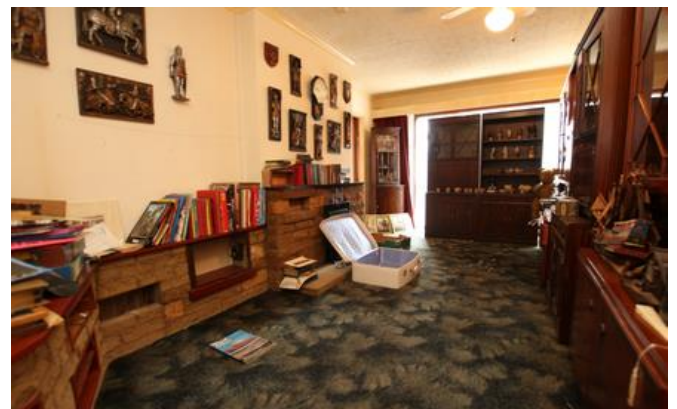


Marlborough Avenue,
Washingborough



Guide price £180,000

- Sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Bungalow
- Need Of Modernisation
- Three Bedrooms
- Garage
- Freehold
- EPC rating TBC



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Three bedroom, detached bungalow, located in heart of Washingborough. Within walking distance of the local shops, Schools and doctors. The property is in need of modernisation and benefits from being sold with NO ONWARD CHAIN.

The property offers entrance hall, kitchen, dining room, lounge, three bedrooms and bathroom. Externally the property has a detached single garage, block paved parking to the front and lawned garden to the rear.



Entrance Hall

2.66m x 4.13m (8'8" x 13'6")

External door and glazed window to front aspect, airing cupboard and radiator.

Kitchen

3.40m x 2.58m (11'2" x 8'6")

Window to side aspect and fitted with a range of wall and base units with worktops over, four ring gas hob with extractor over, integrated electric double oven, sink with drainer and space for fridge freezer.

Dining Room

2.63m x 2.58m (8'7" x 8'6")

Window to front aspect and radiator.

Lounge

6.02m x 3.96m (19'10" x 13'0")

Window to front aspect and radiator.

Bathroom

2.66m x 1.66m (8'8" x 5'5")

Windows to side aspect and fitted with a panel bath, low level WC, wash hand basin and radiator.

Bedroom One

4.22m x 2.83m (13'10" x 9'4")

Window to rear aspect and radiator.

Bedroom Two

4.00m x 3.71m (13'1" x 12'2")

Window to rear aspect and radiator.

Bedroom Three

2.21m x 2.58m (7'4" x 8'6")

Window to side aspect and radiator.



Outside Front

Block paved driveway with parking for two cars.

Outside Rear

Lawned garden and gravel patio area backing on to woodland.

Garage

Up and over door, power, lighting, and personal door to side aspect.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in the absence of other written details.
 Made with Floorplan Studio



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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