



Camshaws Road, Lincoln



£85,500

- Semi-Detached
- 45% Shared Ownership
- Two Bedrooms
- Allocated Parking
- Spacious Garden
- Popular Location
- Leasehold
- EPC rating B



SHARED OWNERSHIP - Delightful, two bedroom semi-detached house, located on the popular Cathedral View development, north of Lincolns City centre. Within walking distance of local schools, shops and doctors. The price shown is for a 45% share.

The house offers internally entrance hall, WC, kitchen, and lounge diner to the ground floor. To the first floor there are two double bedrooms and family bathroom. Outside the property to the front there is one allocated parking space. To the rear of the property there is an enclosed lawned garden with patio area.

Entrance Hall

External door to front aspect, stairs to first floor and radiator.

Kitchen 2.16m x 3.59m (7'1" x 11'10")

Window to front aspect and fitted with a range of wall and base units with worktops over, sink with drainer, integrated single electric oven, four burner gas hob with extractor over, space and plumbing for washing machine and fridge freezer.



WC 1m x 1.75m (3'4" x 5'8")

Window to front aspect and fitted with low level WC, wash hand basin and radiator.

Lounge 4.09m x 4.56m (13'5" x 15'0")

Window and external door to rear aspect, understair cupboard and radiator.

Landing

Bedroom One 4.09m x 3.61m (13'5" x 11'10")

Window to rear aspect, access to roof space, and radiator.

Bedroom Two 3.08m x 3.14m (10'1" x 10'4")

Window to front aspect, storage cupboard and radiator.

Bathroom 1.93m x 1.95m (6'4" x 6'5")

Fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

Outside Front

Allocated parking for one car, and one visitor space.

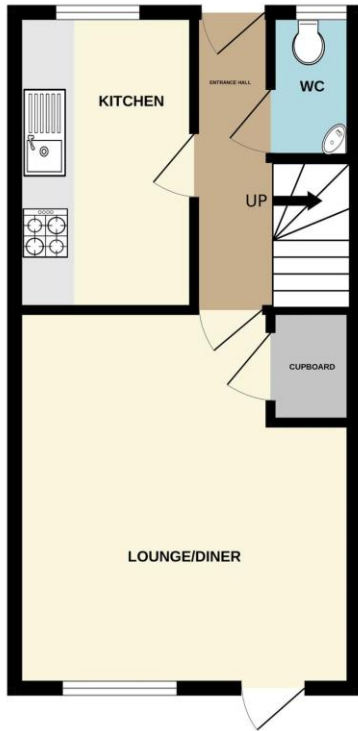
Outside Rear

Enclosed lawned garden with patio area.

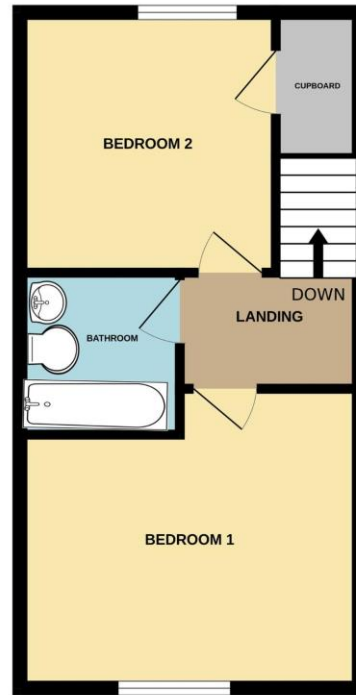
Agent Note

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.

GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



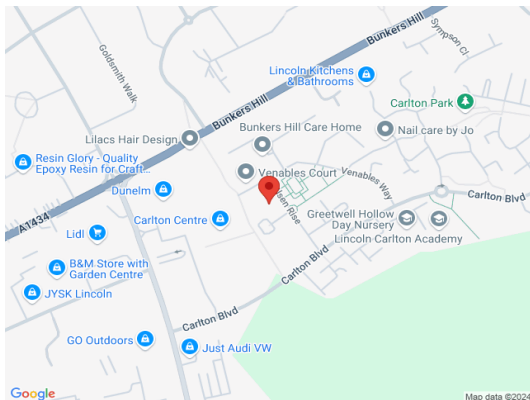
1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



24 CAMSHAWS ROAD

TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk