



Venables Way, Lincoln



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£130,000



Key Features

- Virtual Viewing Available
- Second Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Diner
- Kitchen with Appliances
- Garage & Parking
- EPC rating C
- Council Tax Band B





Newton Fallowell are pleased to offer for sale, this modern Two Bedroom, second floor Apartment located near to The Carlton Centre in Lincoln.

The accommodation comprises: Entrance Hall, Lounge/Dining Room and Kitchen along with Two Bedrooms and a Bathroom. Outside, there is a Single Garage with parking in front.

Entrance Hall

Door to side elevation and built-in cupboard.

Lounge/Dining Room 10'3" x 20'6" (3.1m x 6.2m)

Two windows and French doors to front with Juliette Balcony. Two radiators.

Kitchen 8'1" x 9'8" (2.5m x 2.9m)

Window to rear, range of base and eye level units with inset sink unit and integrated appliances.

Bedroom One 9'9" x 10'0" (3m x 3m)

Window to rear, built-in wardrobe and a radiator.

Bedroom Two 8'9" x 9'0" (2.7m x 2.7m)

Window to rear and a radiator.

Bathroom

With radiator, wash basin, W.C and panelled bath.

Outside

There is a garage located to the rear of the property.

Agents 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.





SECOND FLOOR



VENABLES WAY, LINCOLN, LN2 4WN

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.
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