



Rivehall Avenue, Welton



£160,000

- NO ONWARD CHAIN
- Ideal First Time Buyer/Investor Home
- Open Plan Living/Dining
- Two Good Sized Bedrooms
- Conservatory
- Low Maintenance Garden
- Freehold
- EPC rating D



**** NO ONWARD CHAIN **** Well presented TWO BEDROOM Semi-Detached House in the ever popular village of Welton, close to schools and local amenities. The house sits on a quiet no through road position overlooking a green. The property benefits from Lounge, Kitchen/Diner leading through to Conservatory. To the first floor, Two Bedrooms and Family Bathroom. The property further benefits from having central heating & double glazing throughout. There is a low maintenance garden to the rear and a small lawned area to the front.

Entrance Hall

With access into

Lounge

With window to front aspect, stairs to first floor, fireplace and radiator.

Kitchen/Diner

With window and door to rear aspect. Fitted with a range of wall and base eye level units, basin and drainer, space for cooker and radiator.



Conservatory

With windows to the rear aspect overlooking the garden, tiled flooring and door to side.

Bedroom One

With window to front aspect, built-in wardrobe and radiator.

Bedroom Two

With window to rear aspect and radiator.

Bathroom

With window to rear aspect. Fitted with wash hand basin, low level WC, panelled bath and radiator.

Outside

To the front of the property there is access to a side gate and a laid to lawn area.
To the rear of the property there is an enclosed garden with an adjacent driveway.

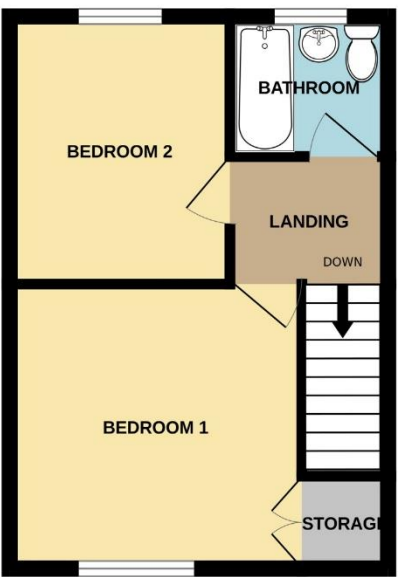
Agents Note

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GROUND FLOOR

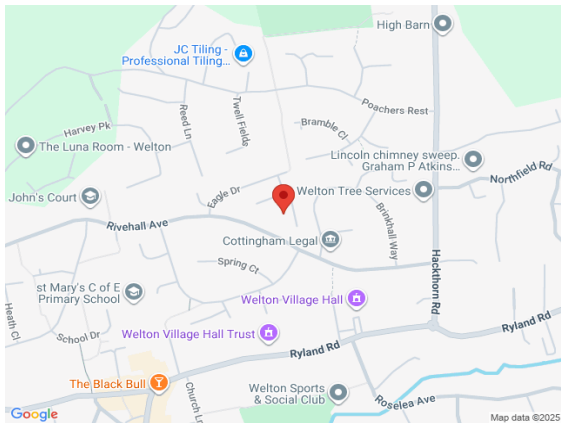


1ST FLOOR



RIVEHALL AVENUE

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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