



9 Fir Tree Avenue
Waddington, Lincoln

BROWN & CO



Fir Tree Avenue, Waddington, Lincoln, LN5 9DP

Offered for sale with no onward chain, this detached property in need of refurbishment presents an exciting opportunity for buyers. Ideally situated in the popular and well-served village of Waddington, the home enjoys convenient access to Lincoln and its range of amenities.

The accommodation briefly comprises an entrance hall, a spacious living room, and a kitchen to the ground floor. There is also a versatile dining room, which could alternatively be used as a third bedroom, along with a ground floor bathroom. To the first floor, the property offers two double bedrooms and a separate WC.

Externally, the home benefits from gardens to both the front and rear, as well as a driveway providing off-road parking and a garage. This is an ideal purchase for investors



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, stairs rising to first floor, radiator.

Lounge

Double glazed window to front, double glazed French doors opening to rear garden, two radiators.

Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath with wall mounted shower unit over, radiator.

Kitchen

Double glazed window to rear, side entrance door, drainer sink, worktops, base and eye level storage units, integrated oven and hob, space for washing machine, radiator, wall mounted central heating boiler.

Dining Room

Double glazed window to front, radiator.

First Floor

Landing

Airing cupboard.

Bedroom One

Double glazed window to front, storage cupboard, radiator.

Bedroom Two

Double glazed window to rear, radiator.

WC

Double glazed window to rear, WC, wash basin.

Outside

To the front of the property is a garden and a driveway providing ample off street parking and leading to a garage. To the rear is a good sized lawned garden with paved patio, trees and shrubs.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

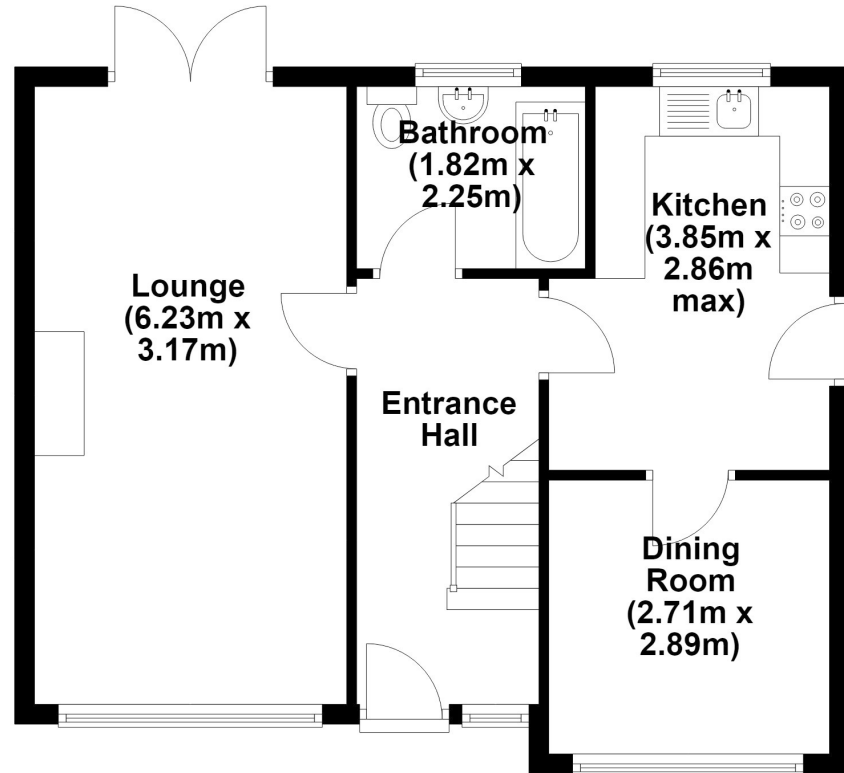


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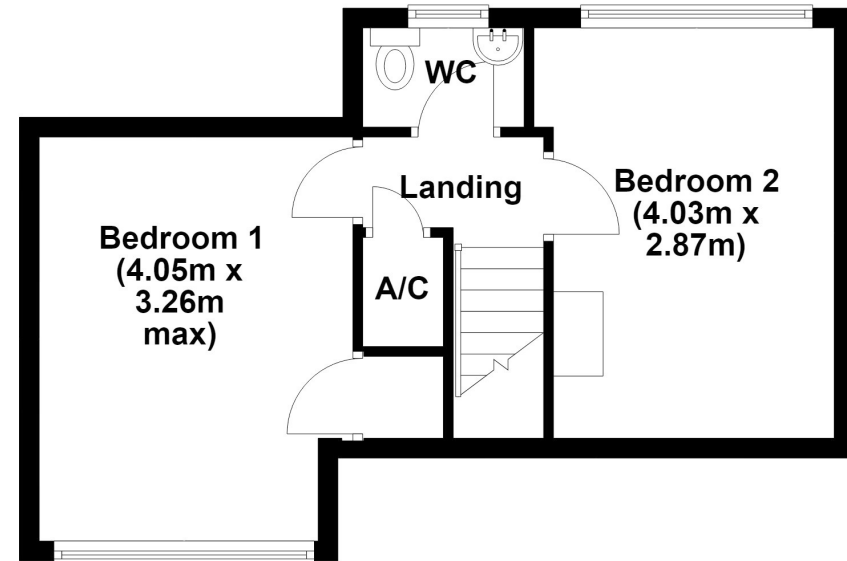
Ground Floor

Approx. 51.3 sq. metres (552.4 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



IMPORTANT NOTICES

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