

30 Regent Avenue

Lincoln, LN6 0PQ

Book a Viewing!

Offers Over £160,000

Two Bedroom Home offered for sale with No Onward Chain and benefiting from spacious accommodation throughout.

Ready for immediate occupation, the property offers a fantastic opportunity for first time buyers, investors or downsizers, with a full length lounge, modern kitchen/diner, enclosed rear garden and off-road parking.

The accommodation comprises of an Entrance Hall, Lounge, Kitchen/Diner, Two Double Bedrooms, Bathroom and gardens to the front and rear with driveway parking.





30 Regent Avenue, Lincoln, LN6 0PQ







LOCATION

Regent Avenue is situated within the popular Birchwood area of Lincoln, a well established residential location offering an excellent range of amenities and transport connections. The area is particularly popular with first time buyers, professionals and downsizers due to its convenience and accessibility.

Families are well catered for with a selection of nearby schooling, whilst leisure facilities and open green spaces are readily available. Both Birchwood Nature Reserve and Hartsholme Country Park are within easy reach, providing excellent opportunities for walking, recreation and outdoor activities.

For commuters, the property benefits from regular public transport links into Lincoln City Centre, whilst the nearby A46 bypass provides straightforward access to Newark, the A1 and surrounding areas. A range of shops, supermarkets, cafés and everyday amenities are also available nearby, making Birchwood a convenient and well connected place to live.

ACCOMMODATION

ENTRANCE HALL

With laminate flooring, radiator, built-in cloak storage cupboard, access to the kitchen/diner and staircase rising to the first floor landing.









LOUNGE
16' 7" x 9' 11" (5.05m x 3.02m) A spacious full length dual aspect reception room, UPVC windows to both the front and rear elevations, radiator and provides ample space for lounge furniture.

KITCHEN/DINER
15' 11" x 11' 11 max" (4.85m x 3.63m) Fitted with a range of wall and base units, work surfaces and breakfast bar seating area, 1½ bowl sink with mixer tap, gas hob with extractor over, gas oven, integrated eye level microwave, space for an American style fridge/freezer, space and plumbing for a washing machine, storage cupboards, laminate flooring, UPVC windows and a frosted door providing access outside.

FIRST FLOOR LANDING
With access to both bedrooms and the family bathroom, access to the loft space and UPVC window overlooking the rear garden.

BEDROOM 1
15' 11" x 9' 11" (4.85m x 3.02m) With dual aspect UPVC windows to the front and rear elevations and radiator.

BEDROOM 2
8' 11" x 8' 4" (2.72m x 2.54m) With UPVC window to the front aspect, radiator and over-stairs storage cupboard.

BATHROOM
Fitted with a three piece suite comprising bath with mains shower attachment over, WC and wash hand basin, tiled flooring, tiled splashbacks, spotlights, upright chrome heated towel radiator, frosted UPVC window and a built-in airing cupboard housing the wall-mounted gas combination boiler.

OUTSIDE
To the front there is a gravelled driveway providing off-road parking together with separate bin storage and gated side access to the rear garden. To the rear of the property there is a spacious and secure enclosed garden, predominantly laid to lawn and complemented by a paved patio seating area, raised planting beds, a garden shed, outside power sockets, outside tap and security lighting.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

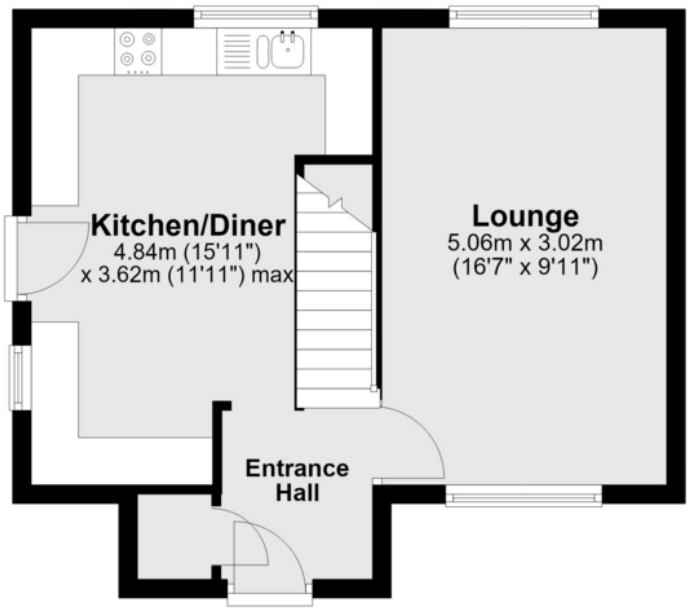
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

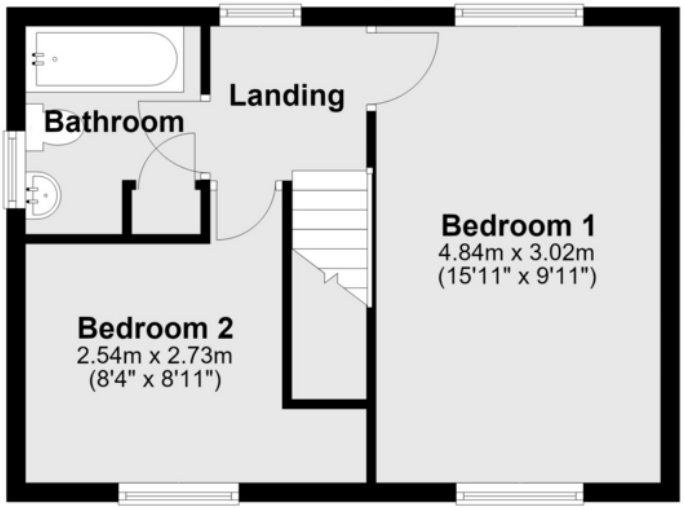
Ground Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 68.5 sq. metres (737.1 sq. feet)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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The Property Ombudsman