



**Arboretum Avenue, Lincoln**

**Asking Price £220,000**

  
**MARTIN & CO**

Arboretum Avenue, Lincoln

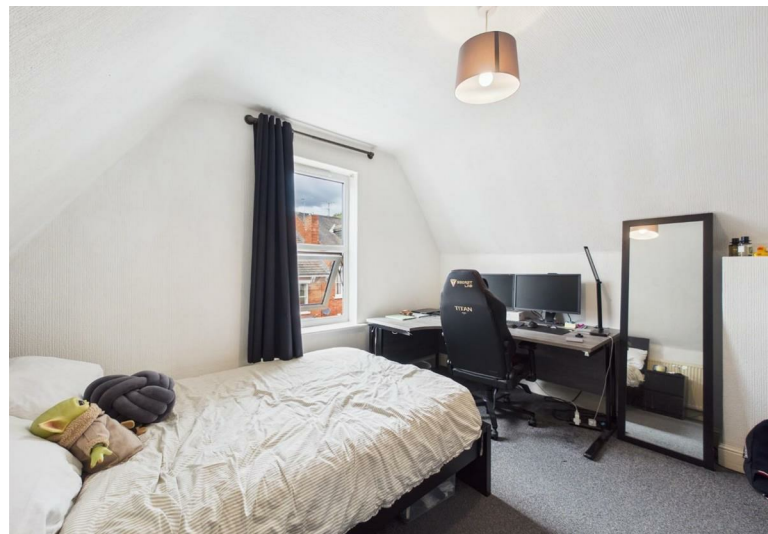
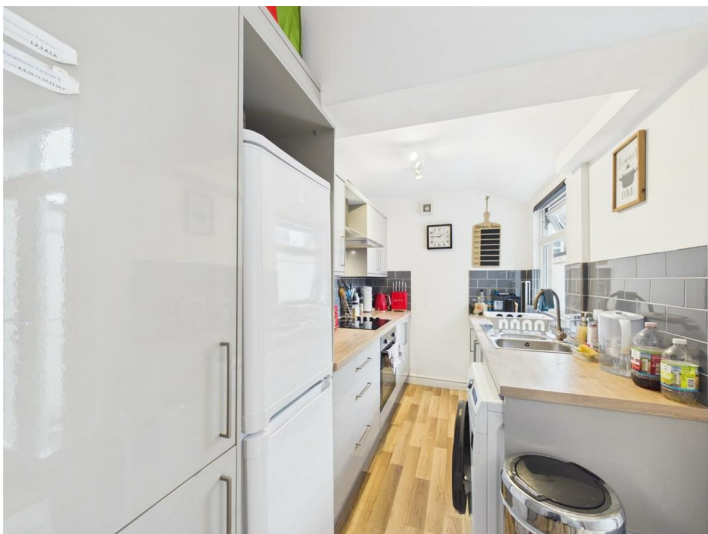
House - Terraced

4 Bedrooms, 1 Bathroom

Asking Price £220,000

- No Chain
- 4 Bedroom Property
- 3 Double Bedrooms
- Low Maintenance Garden
- EPC - D
- Tenure - Freehold
- Council Tax - Band A

A well presented four bedroom mid terraced property situated on the popular Arboretum Avenue in Lincoln. Offering spacious accommodation throughout, the property features a fitted kitchen, family bathroom, UPVC double glazing, gas central heating, and a low-maintenance rear garden with gated access. Conveniently located close to local amenities, transport links, Lincoln City Centre and Lincoln County Hospital, this property is ideal for families and investors alike.



A well-presented four-bedroom mid-terraced property situated on the popular Arboretum Avenue in Lincoln. Offering spacious accommodation throughout, the property features a fitted kitchen, family bathroom, UPVC double glazing, gas central heating, and a low-maintenance rear garden with gated access. Conveniently located close to local amenities, transport links, Lincoln City Centre and Lincoln County Hospital, this property is ideal for families and investors alike. Appliances and furniture to be included within the sale.

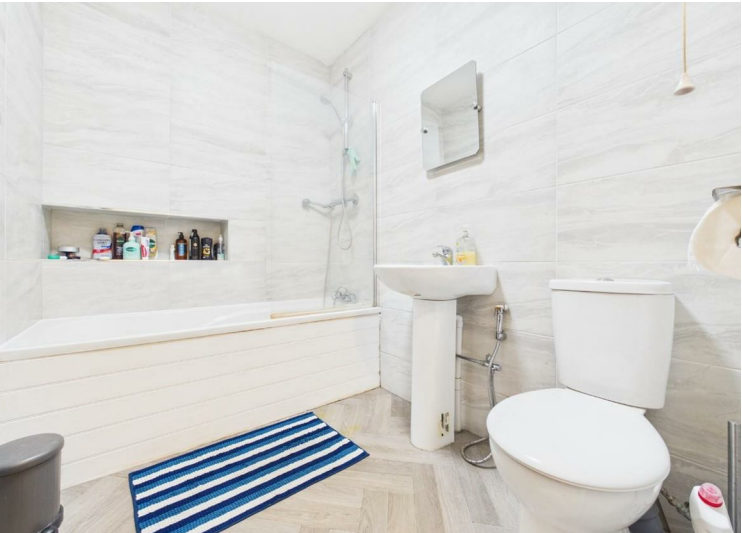
Tenure - Freehold  
Council Tax - Band A  
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Entrance Hall  
16'4" x 3'0"  
Tile effect vinyl flooring, composite front door, radiator, two pendant light fittings, under stairs storage cupboard housing the tumble dryer and consumer unit.

Living Room  
12'9" x 8'5"  
Carpet flooring, bay fronted double glazed window, radiator, pendant light fitting.

Kitchen & Dining Room  
20'8" x 12'2"  
Wood effect laminate flooring, UPVC double glazed patio doors leading to the rear garden, radiator, pendant light fitting.  
Fitted with a range of base and eye level units, wood effect laminate flooring, Lamona electric oven and hob with hood style extractor, stainless steel double bowl sink with mixer tap, spot lighting. Appliances included within the sale Samsung washing machine and Indesit fridge freezer.

Stairs and First Floor Landing  
4'11" x 7'10"  
Carpet flooring, two pendant light fittings, radiator.



Bedroom  
6'3" x 11'11"  
Carpet flooring, UPVC double glazed window to the rear elevation, radiator, pendant light fitting.

Bedroom  
11'2" x 11'1"  
Carpet flooring, UPVC double glazed window to the front elevation, radiator, pendant light fitting.

Bathroom  
5'7" x 7'6"  
Vinyl flooring, bath with mixer tap and double head shower attachment, low level WC, porcelain pedestal wash basin, ladder style radiator, Vent-Axia extractor fan, light fitting.

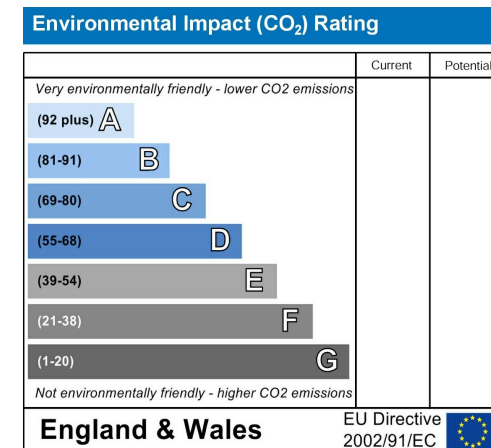
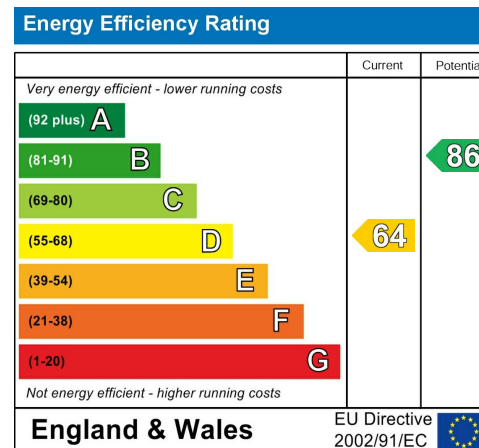
Stairs and Second Floor Landing  
4'10" x 3'8"  
Carpet flooring, pendant light fitting, loft access, storage cupboard.

Bedroom  
11'1" x 11'11"  
Carpet flooring, UPVC double glazed window to the front elevation, radiator, pendant light fitting.

Bedroom  
12'2" x 11'10"  
Carpet flooring, UPVC double glazed window to the rear elevation, radiator, pendant light fitting, storage cupboard.

Outside  
Low-maintenance block-paved rear garden with storage shed and gated rear access. Permit parking available.

Fixtures & Fittings  
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
 91.8 m<sup>2</sup>  
 988 ft<sup>2</sup>

Reduced headroom  
 3.4 m<sup>2</sup>  
 36 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.