

Hazelwood Avenue,Lincoln LN6 0NW

william h brown

welcome to

Hazelwood Avenue, Lincoln

GUIDE PRICE £160,000-£170,000

Early viewing is essential for this well presented two bedroom mid-terrace home situated within a popular and well serviced residential area. Boasting driveway parking, enclosed rear garden and well presented throughout.





Presented to the market is this well presented two bedroom mid-terrace home is situated within a sought after residential area, enjoying local access to a range of amenities including shops, eateries, parks, a leisure centre, doctors surgeries and pharmacies as well as transport links and schooling.

The property in brief comprises: entrance hall, kitchen, lounge, two well-proportioned bedrooms and a family bathroom. Outside, this property benefits from a block paved driveway to the front providing off road parking. To the rear is a fully enclosed rear garden which is mainly laid to lawn with a shed.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Important Notice

Entrance Hall

Kitchen

Lounge

Bedroom One

Bedroom Two

Bathroom

Outside







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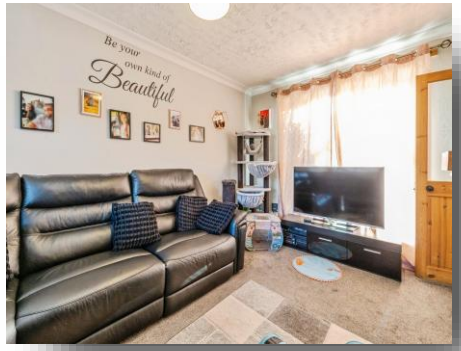
Hazelwood Avenue, Lincoln

- MID-TERRACE HOME
- DRIVEWAY WITH AMPLE PARKING
- FULLY ENCLOSED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- TWO WELL PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£160,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124802 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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