



Neile Close, Glebe Park, Lincoln

Asking Price £190,000


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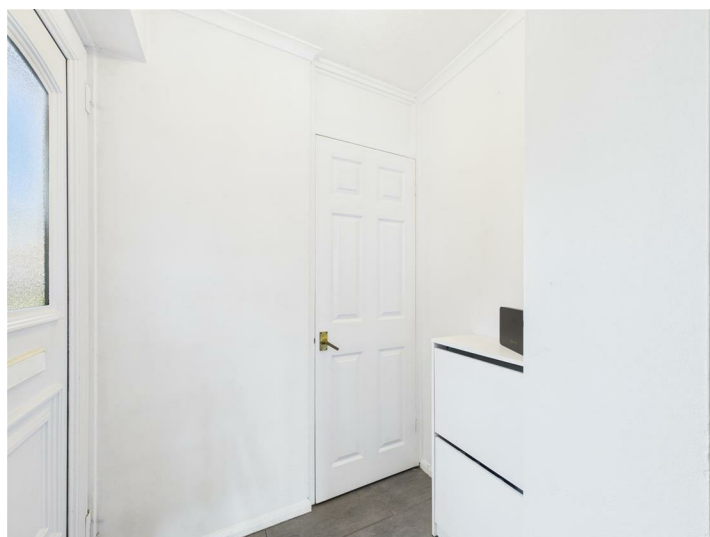
Neile Close, Glebe Park, Lincoln

House - Mid Terrace

3 Bedrooms, 1 Bathroom

Asking Price £190,000

- Ideal Starter Home or Investment Opportunity
- Uphill Location
- Parking with Garage
- Spacious Kitchen Diner
- Enclosed Rear Garden
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - A



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(12 plus) A		88	(12 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Three bedroom starter home positioned uphill within the desirable Glebe Park area just off Wolsey Way. Comprising internally of an entrance hall, living room, kitchen diner, three bedrooms and a family bathroom. Single garage with off road parking, front and rear gardens. Sold with no onward chain.

Agent Note - There is presently a tenant in situ on a fixed term AST paying £770pcm until 01/08/2025.

Neile Close sits to the North of Lincoln City within Glebe Park offering easy access to the A15 and Eastern Bypass. Local amenities are in plentiful supply with various supermarkets, doctors surgery, butchers and secondary schooling all nearby.

EPC Rating - C
Council Tax Band - A
Tenure - Freehold

Investment Opportunity
This property is available for an investment with tenants in situ on a fixed term AST until August 2025 paying £770pcm.

Entrance Hall
PVC entrance door, tiled flooring, light fitting and a built in storage cupboard.

Living Room
12'0" x 14'6"
PVC window to the front aspect, carpet flooring, wall



mounted gas fire, pendant fitting and a radiator. Stairs rising to the first floor.

Kitchen Diner
14'5" x 11'11"

Base and eye level units with laminated worksurfaces, inset stainless steel sink and drainer plus a tiled splash back. Fitted oven, gas hob with extractor over, space and plumbing for a washing machine plus further space for a freestanding fridge freezer. PVC window and French doors to the rear, tiled flooring, heated towel rail, two light fittings and the heat only gas boiler is housed.

Stairs / Landing

Carpet flooring, pendant fitting, access to the loft and an airing cupboard housing the hot water cylinder.

Bedroom
11'0" x 11'3"

PVC windows to the front aspect, carpet flooring, pendant fitting, radiator and a built in storage cupboard.

Bedroom
9'9" x 8'7"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom
9'9"x 4'2"

PVC windows to the rear aspect, carpet flooring, spot lit ceiling and a radiator.

Bathroom
5'6" x 3'8"

Three piece suite comprising of a low level WC, vanity wash basin and a P shaped bath with electric shower over. Fully tiled walls, vinyl flooring, light and extractor.

Garage
16'2" x 8'2"

Adjacent to the property is a single garage with a block paved driveway for off road parking, up and over door, separately fused for light and power.

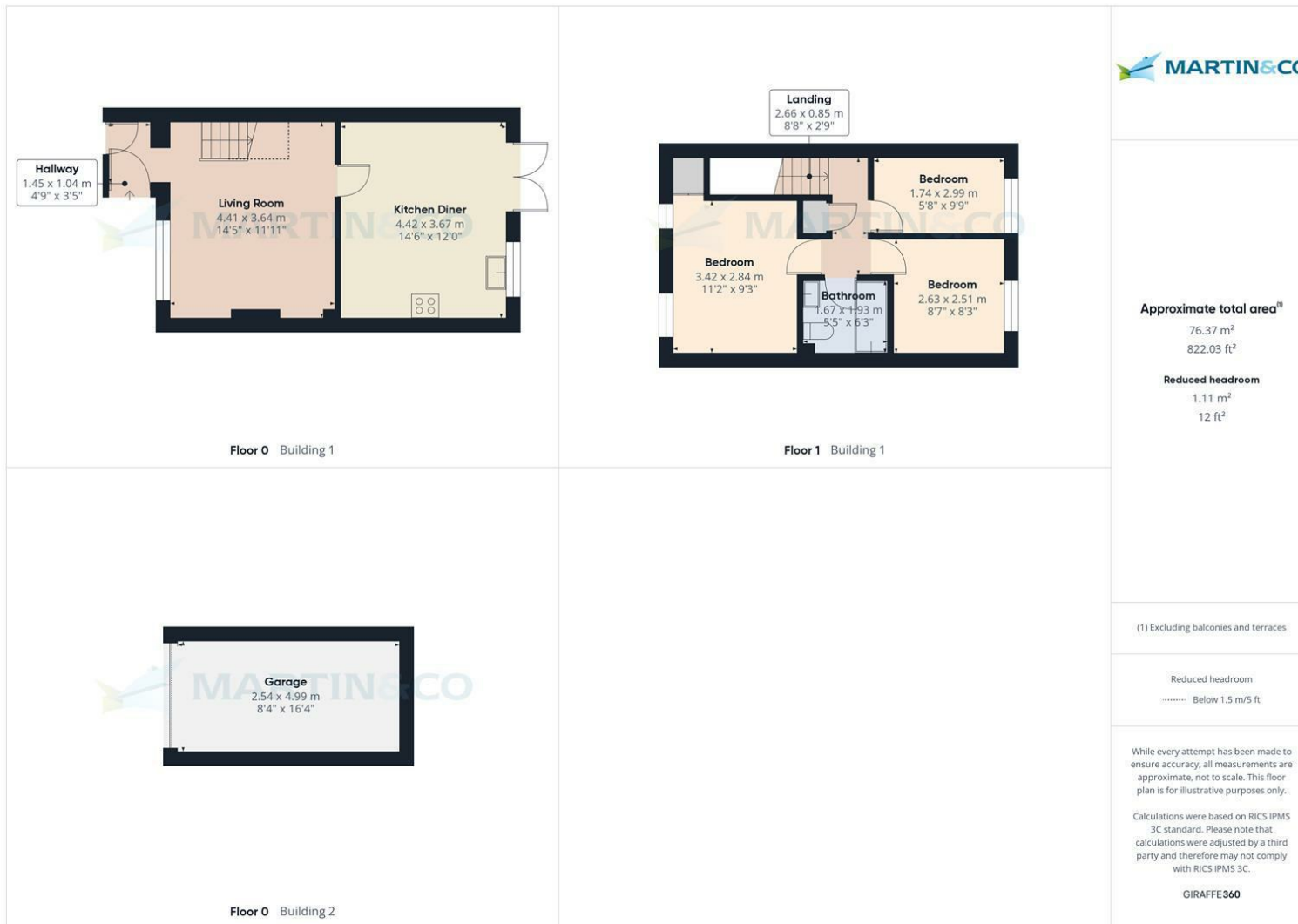
Outside

To the front is a gravelled garden, lighting and a pathway leading to the front door.

The rear offers an enclosed garden being mainly laid to lawn with a raised decked seating area, water supply and lighting. Garden shed is included within the sale.

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.



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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.