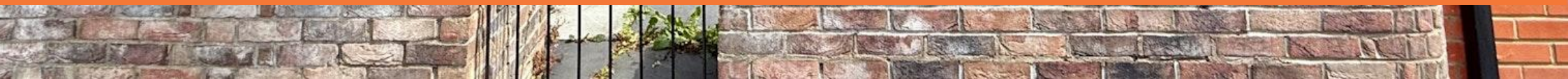
NEWTONFALLOWELL



Blenheim Road, Lincoln

2 1 1



£165,000

2 1 1

Key Features

- Mid-Townhouse
- Two Double Bedrooms
- Lounge Diner
- Quiet Cul-de-sac Location
- City Centre
- Private Allocated Parking & Guest Spaces
- No Onward Chain! Perfect Investment
- EPC Rating C















Two Double Bedroom Townhouse boasting a city location with private parking, Lounge Diner and integrated Kitchen. No onward chain!

Located in the West End with easy access to the University this modern town house offers Two Double Bedroom accommodation and benefits from a HIVE heating control. Finished to a high specification from new the property features a fitted kitchen with built-in appliances including eye level double oven, gas hob with stainless steel chimney style extractor, integrated fridge freezer and glazed wall display cabinets. The bathroom has built-in storage also housing the washbasin and wc with further built-in storage to the master bedroom. Enjoying a city centre setting there is a paved patio to the rear leading to allocated off street parking. Offered for sale with no chain this would make and ideal investment or first time purchase.

Property comprises Entrance Porch, Lounge Diner, and Kitchen. To the first floor there are two double Bedrooms and a Family Bathroom.

Entrance Porch

With privacy window to front aspect and tiled flooring.

Lounge 17'11" x 16'0" (5.5m x 4.9m)

With window to front aspect, carpet flooring, storage cupboard and two radiators.

Kitchen 12'8" x 8'2" (3.9m x 2.5m)

With window to rear aspect, tiled flooring, base and eye level units including gas hob, grill, fan oven, extractor and space for two utilities. Access to rear courtyard and parking.

Bedroom One

With double fronted windows, carpet flooring, radiator and built-in wardrobes.

Bedroom Two 12'11" x 8'6" (3.9m x 2.6m)

With window to front aspect, radiator and panelled walls.

Bathroom 6'5" x 5'11" (2m x 1.8m)

With tiled flooring, fitted jet bath with electric power shower overhead, basin, wc and chrome heated towel radiator.

Outside

Courtyard and gated access to parking.

Agents Notes

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



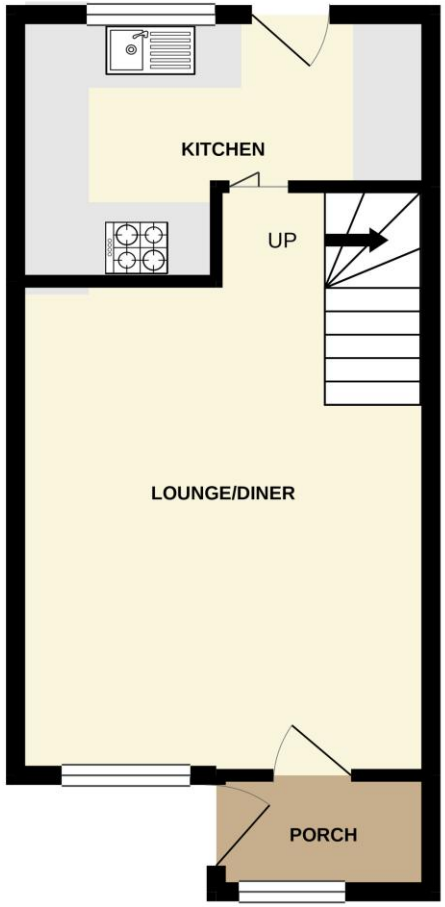




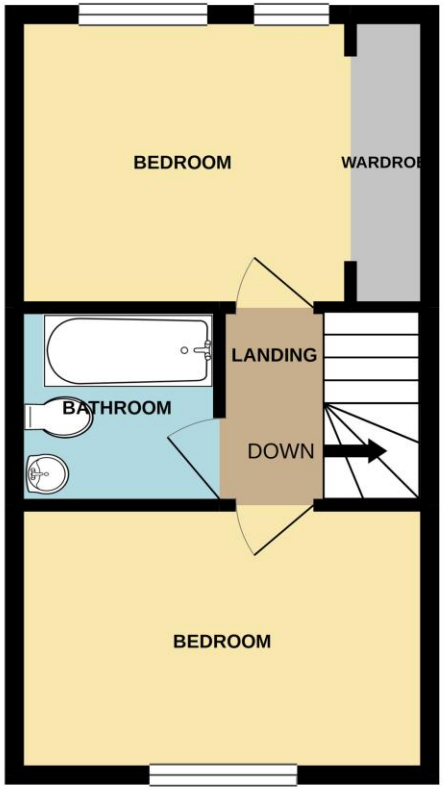



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21

GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



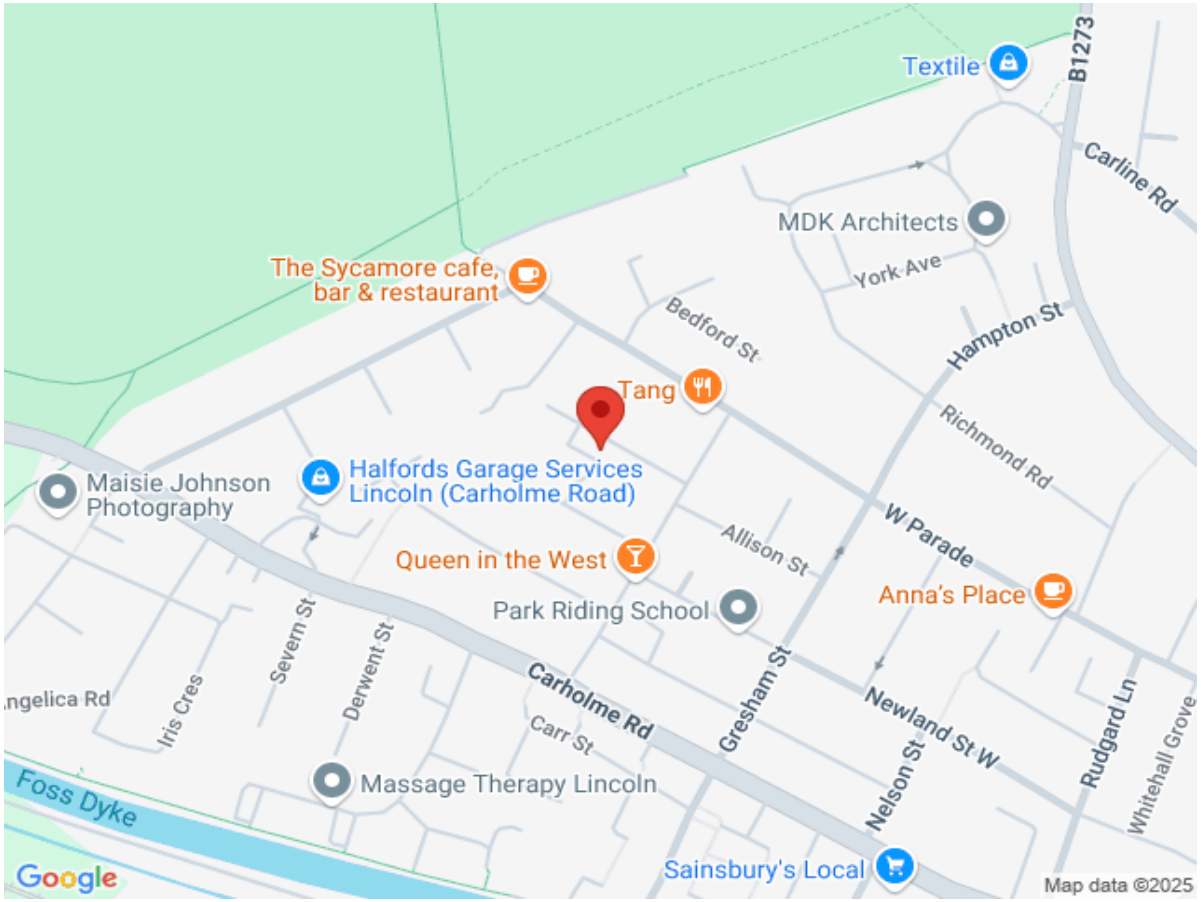
1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.

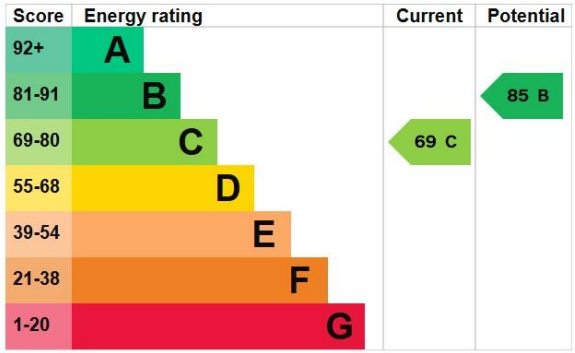


BLENHEIM ROAD LINCOLN

TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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