


william
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for sale
Lincoln
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Birchwood Avenue, Lincoln, LN6 0JB


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welcome to
Birchwood Avenue, Lincoln

Boasting no onward chain, this three bedroom detached bungalow sits on a desirable corner plot within a sought after residential area. Enjoying off road parking, low maintenance gardens, detached double garage and local access to a range of amenities.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

With carpet flooring.

Inner Hall

With carpet flooring and built in storage.

Lounge/Diner

19' 2" x 21' 11" (5.84m x 6.68m)

With two double glazed windows to the front, two radiators, air conditioning unit and carpet flooring.

Kitchen

10' 7" x 9' 11" (3.23m x 3.02m)

With double glazed door to the side, double glazed window to the side, a fitted kitchen in a range of wall and base units with work surfaces, integral double oven, breakfast bar, electric hob, wall mounted boiler, stainless steel sink and drainer, part tiling to the walls, space for washing machine, space for dryer and vinyl flooring.

Bedroom One

10' 8" x 11' 5" (3.25m x 3.48m)

With double glazed window to the side, built in wardrobes, carpet flooring and radiator.

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)

With double glazed window to the rear, carpet flooring and radiator.

Bedroom Three

8' 2" x 7' 10" (2.49m x 2.39m)

With double glazed window to the side, carpet flooring and radiator.

Wet Room

With obscured double glazed window to the side, wall mounted shower, wc, wash hand basin, part tiling to the walls, vinyl flooring, radiator and inset ceiling lights.

Outside

Property benefits from a generous garden to the front enjoying areas of patio and gravel with a range of plants and shrubs, and gated side access to the rear garden. To the rear of the property, gated access leads to off road parking for two cars, the detached double garage and the fully enclosed low maintenance rear garden which additionally benefits from areas of patio and gravel with mature plants and shrubs.



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welcome to

Birchwood Avenue, Lincoln

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- GENEROUS CORNER PLOT

Tenure: Freehold
EPC Rating: C
Council Tax Band: B

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123938 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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