NEWTONFALLOWELL

Moorland Avenue, Lincoln

3 2 1

£199,995

3 2 1

Key Features

- Semi Detached House
- Three Bedrooms
- Modernisation Required
- NO ONWARD CHAIN
- Ample Parking
- Shower Room & Bathroom
- EPC rating TBC
- Freehold

Situated on Moorland Avenue in Lincoln, this three bedroom semi detached house presents a fantastic opportunity for buyers looking to put their own stamp on a property.

The property is conveniently positioned within easy reach of a range of local amenities, including shops, supermarkets, schools, public transport links and everyday facilities. Lincoln city centre is also easily accessible, offering a wider selection of shopping, restaurants, leisure facilities and transport connections.

Offered to the market with NO ONWARD CHAIN. This property is an ideal opportunity for investors, developers or buyers seeking a renovation project.

The accommodation on offer comprises Entrance Hall, Kitchen Diner, Lounge, Utility, Shower Room and WC to the ground floor. To the first floor there are Three Bedrooms and Bathroom. Externally the property offers a lawned garden and driveway to the front. To the rear there is a large lawned garden with patio.

Entrance Hall
With the entrance door to the front aspect and stairs rising to the first floor.

Shower Room 6'8" x 3'0" (2m x 0.9m)
With a window to the side aspect and shower.

Lounge 16'8" x 10'0" (5.1m x 3m)
With windows to the front and rear aspect, french doors leading to the rear garden, fireplace and radiator.

Kitchen Diner
With a window to the rear aspect, fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor.

Utility Room 7'4" x 4'2" (2.2m x 1.3m)
With a window to the front aspect.

WC 4'6" x 2'5" (1.4m x 0.7m)
With a window to the front aspect and low level wc.

Landing
With a window to the front aspect and stairs to the ground floor.

Bedroom One 13'5" x 10'8" (4.1m x 3.3m)
With a window to the rear aspect, access to storage and radiator.

Bedroom Two 10'3" x 8'6" (3.1m x 2.6m)
With a window to the rear aspect and radiator.

Bedroom Three
With a window to the front aspect and radiator.

Bathroom
With a window to the side aspect, fitted with a low level wc, wash hand basin, panelled bath with shower over and access to storage.

Outside
To the front of the property there is a lawned garden and driveway. To the rear of the property there is an enclosed lawned garden and patio.

Agents Note
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.

GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

FLOOR PLAN

TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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