



Clematis Approach, Lincoln LN6 0QD

welcome to

Clematis Approach, Lincoln

Early viewing is essential for this two bedroom end-terraced home situated within walking distance of a range of amenities. Being an ideal investment or first time buy, this property enjoys front and rear gardens, two double bedrooms and open plan living space.



Presenting a fantastic opportunity for investors or first time buyers, this two bedroom end-terraced home is situated within a popular residential area and enjoys 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 porch, entrance hall, lounge/diner, kitchen, two double bedrooms, bathroom and separate wc. Outside, this property benefits from a fence bordered area of gravel to the front which leads to the front door, and an enclosed rear garden which is mainly laid to lawn with external door opening to store. Early internal viewing is strongly recommended to appreciate this property in full.

Entrance Porch

Entrance Hall

Lounge / Diner

Kitchen

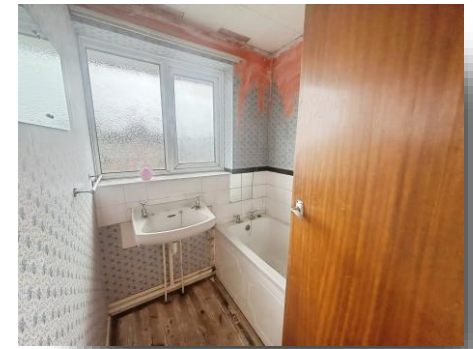
Bedroom One

Bedroom Two

Bathroom

Separate Wc

Outside



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Clematis Approach, Lincoln

- END-TERRACED HOME
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- FRONT & REAR GARDENS
- POPULAR RESIDENTIAL LOCATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124281 - 0003

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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