

Malvern Avenue,Washingborough Lincoln LN4 1EB

william h brown

welcome to

Malvern Avenue, Washingborough Lincoln

Early viewing is essential for this particularly spacious and well presented detached bungalow, located on a generous plot within the popular village of Washingborough. Boasting en suite to the master bedroom, modern fitted kitchen/diner, ample driveway parking and an attached garage.





Located on a generous plot within the sought after and well-serviced village of Washingborough, this three bedroom detached bungalow benefits from no onward chain and local access to a wide range of amenities such as shops, eateries, public houses, parks and a doctors surgery as well as transport links and schooling nearby. The immaculate internal accommodation comprises: entrance hall, lounge, modern fitted kitchen/diner with space for appliances, master bedroom with en suite, a further two well-proportioned bedrooms, a bathroom and a separate wc. Outside, this property benefits from a driveway to the side providing off road parking for up to three cars and access to the carport as well as the attached garage. Alongside the driveway is a generous area of lawn. Gated side access leads to an enclosed rear garden with a patio area ideal for seating, mature trees and shrubs, and an area of lawn. Early internal viewing is strongly recommended to appreciate this property in full.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

Kitchen / Diner

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bathroom

Separate Wc

Outside

Attached Single Garage







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welcome to

Awaiting Photograph

Malvern Avenue, Washingborough Lincoln

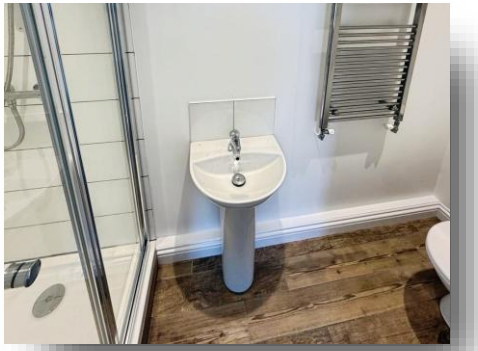
- NO ONWARD CHAIN
- WELL PRESENTED & MODERN DETACHED BUNGALOW
- THREE WELL-PROPORTIONED BEDROOMS
- EN SUITE & FAMILY BATHROOM
- FRONT & REAR GARDENS

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

£265,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124458 - 0005

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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