

Lindholme Road,Lincoln LN6 3RQ

william h brown

welcome to

Lindholme Road, Lincoln

Early viewing is highly recommended for this three bedroom semi detached home situated within the popular and sought after Birchwood area. This property boasts no onward chain, garage, enclosed rear garden and local access to a range of amenities.





This three bedroom home, located in the sought after area of Birchwood, enjoys access to a range of amenities including shops, eateries, parks, doctors surgeries and pharmacies as well as transport links and various schooling options. Benefitting from no onward chain, this property presents a fantastic opportunity for a range of buyers including first time buyers and investors. The internal accommodation briefly comprises: entrance hall, a spacious lounge, fitted kitchen, three bedrooms and a family bathroom. Externally, the property boasts a garage with parking in front, gated side access from the front to the rear and a fully enclosed rear garden with areas of decking and lawn. Early internal viewing is strongly recommended to appreciate this property in full.

Entrance Hall

Lounge / Diner

Kitchen

Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside







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welcome to

Lindholme Road, Lincoln

- THREE BEDROOM SEMI DETACHED HOME
- GARAGE
- FULLY ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL AREA
- AMENITIES, TRANSPORT LINKS & SCHOOLING NEARBY

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

£170,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124456 - 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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