



- NO ONWARD CHAIN!
- Ideal Investment Opportunity
- Semi Detached House
- 3 Good Size Bedrooms
- 19ft Lounge
- Dining Room
- Front & Rear Gardens
- Off Street Parking

Collum Avenue, DN16 2EU,  
£115,000





Offered for sale with NO ONWARD CHAIN in the ever popular Ashby/Lincoln Gardens area, this semi detached house on Collum Avenue is a great renovation project. The accommodation briefly comprises of 3 good size bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance porch, hallway, lounge, dining room and kitchen. Outside the property has front and rear gardens and off street parking. The property sits in a sought after area close by to a fantastic range of local amenities. Call today to view!! Freehold. Council tax band: A





### Entrance Porch

Having double doors and window to the front aspect and door into hallway.

### Hallway

Having stairs rising to the first floor, radiator, coved ceiling and cupboard.

### Lounge

11' 9" x 19' 2" (3.58m x 5.84m)

Having windows to the front and rear aspects, two radiators and coved ceiling.

### Dining Room

9' 2" x 11' 7" (2.79m x 3.53m)

Having doors to the rear aspect, coved ceiling, radiator and under stairs storage cupboard.

### Kitchen

5' 9" x 16' 6" (1.75m x 5.03m)

Having window and door to the side aspect, radiator, wall and base unit with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space for white goods.

### First Floor Landing

Having window to the rear aspect, loft access and coved ceiling.

### Bedroom 1

14' 8" x 9' 1" (4.47m x 2.77m)

Having window to the front aspect, radiator and coved ceiling.

### Bedroom 2

10' 10" x 9' 1" (3.30m x 2.77m)

Having window to the rear aspect, coved ceiling, radiator and built in cupboard.

### Bedroom 3

9' 5" x 9' 1" (2.87m x 2.77m)

Having window to the front aspect, radiator and over stairs storage cupboard.

### Bathroom

6' 6" x 5' 8" (1.98m x 1.73m)

Having window to the rear aspect, bath with shower over, wash hand basin, WC and heated towel rail.

### Outside Front

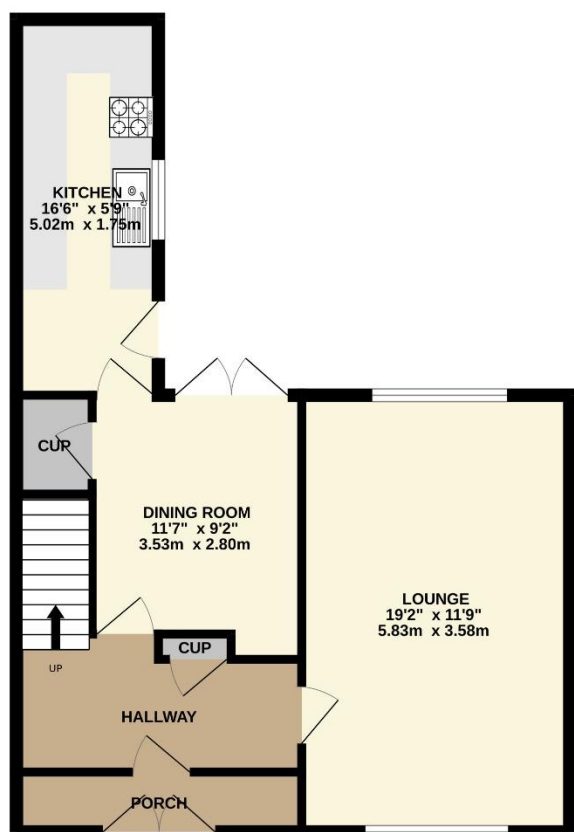
Having off street parking, lawned garden and path to front door.

### Outside Rear

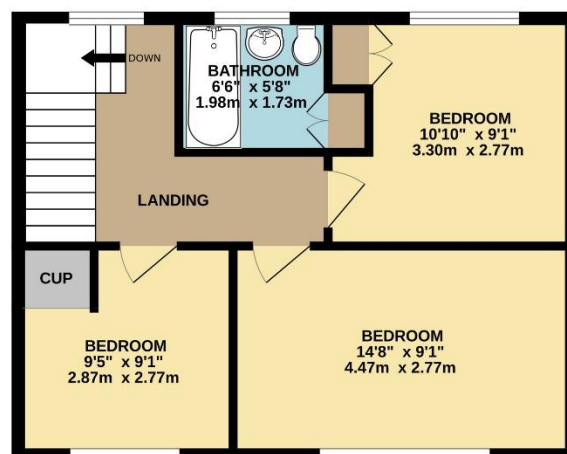
Having a lawned garden with a paved area and storage unit.



GROUND FLOOR



1ST FLOOR



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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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