





Bayfield Road
Lincoln
LN4 3YL

Offers in Excess of £
195,000.00

bettermove

Bayfield Road - Lincoln

Bettermove are proud to present this 3 bedroom semi-detached house in Lincoln, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via driveway. The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Lincoln, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Metheringham train station, a variety of bus routes and quick access to A15.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
3	1	0	Freehold

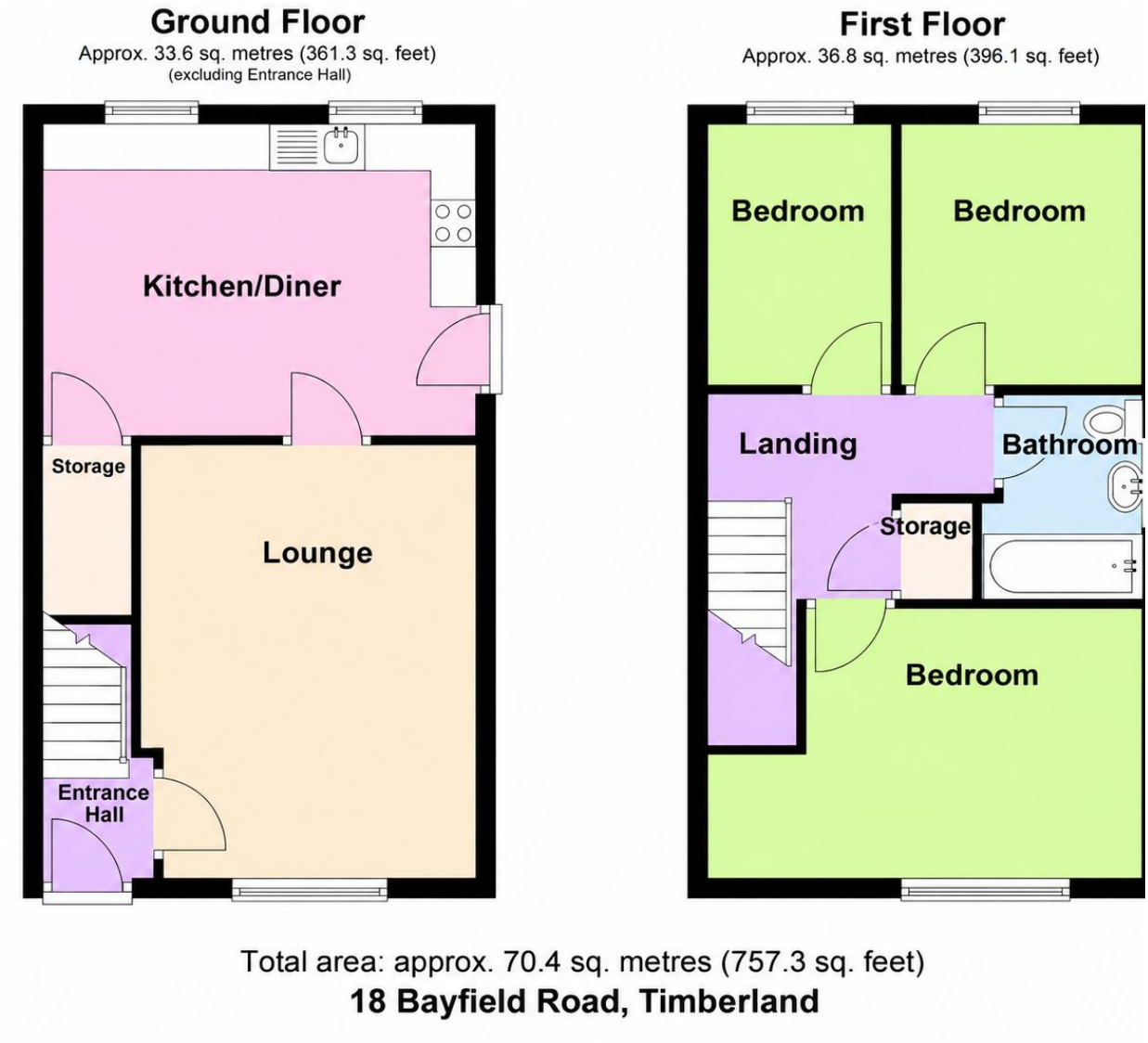








Floor Plan


Ground Floor
Approx. 33.6 sq. metres (361.3 sq. feet)
(excluding Entrance Hall)
Kitchen/Diner
Storage
Lounge
Entrance Hall
First Floor
Approx. 36.8 sq. metres (396.1 sq. feet)
Bedroom
Bedroom
Landing
Bathroom
Storage
Bedroom
Total area: approx. 70.4 sq. metres (757.3 sq. feet)
18 Bayfield Road, Timberland

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	73	80
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	69	73
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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