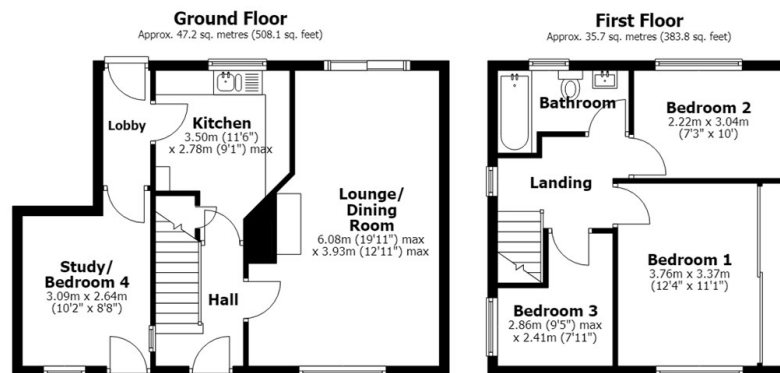




46 Sudbrooke Drive, Lincoln, LN2 2DS

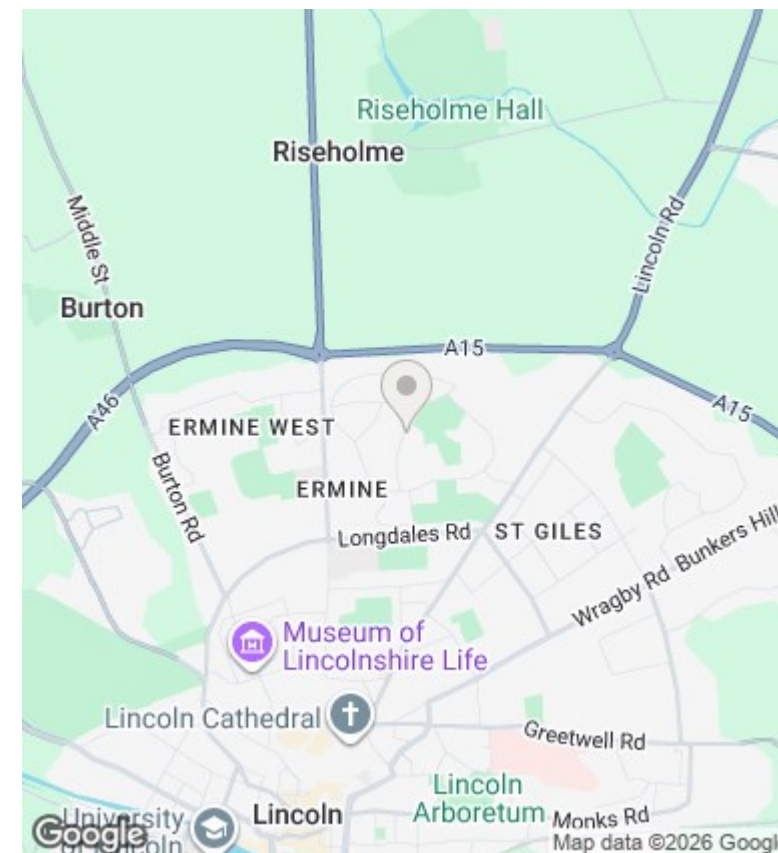
Asking Price £200,000

- Semi-Detached 3/4 Bedroom House
- Additional Study/Bedroom 4 to Ground Floor
- No Onward Chain and Well Presented Throughout
- EPC Rating C
- Fitted Kitchen
- Three Bedrooms to First Floor
- Large Rear Garden
- Lounge/Dining Room
- Recently Installed Bathroom and Boiler
- Council Tax Band A



Total area: approx. 82.9 sq. metres (891.9 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and any compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Drewery Jones Independent Estate Agents
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	