

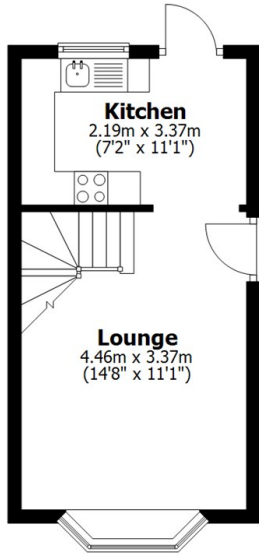


3 Binbrook Close, Lincoln, LN6 3QD

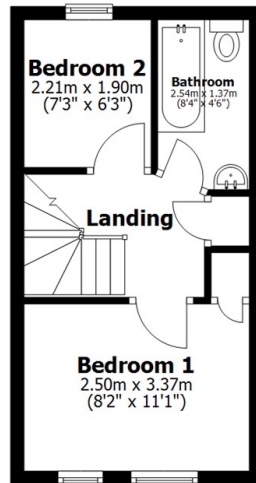
Asking Price £130,000

- Two Bedroom Semi-detached House
- Driveway Parking
- Ideal First Time Buy or Investment
- Council Tax Band A
- Lounge with separate fitted Kitchen
- Private Rear Garden
- No Onward Chain
- Upstairs Bathroom
- Close to Amenities
- EPC Rating TBC

Ground Floor
Approx. 23.0 sq. metres (247.6 sq. feet)

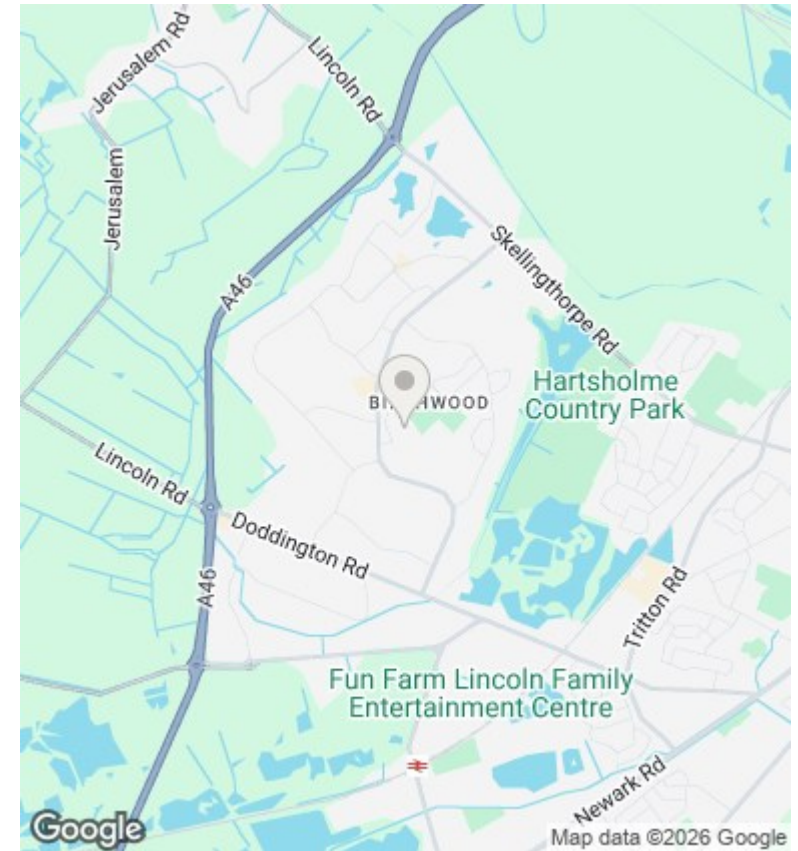


First Floor
Approx. 22.7 sq. metres (244.9 sq. feet)



Total area: approx. 45.8 sq. metres (492.5 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.
Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

EPC Rating:

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