



Coleridge Gardens, Lincoln LN2 4NQ

welcome to

Coleridge Gardens, Lincoln

Early viewing is essential for this particularly well presented end-terraced home situated within the ever popular uphill Lincoln area. Boasting kitchen/diner, front and rear gardens, conservatory and local access to a wealth of amenities, transport links and schooling.



Situated within the sought after uphill Lincoln area is this two bedroom end-terraced home, enjoying local access to a wide range of amenities such as shops, eateries, supermarkets, gyms and a post office as well as transport links and schooling. The property in brief comprises: entrance hall, cloakroom wc, lounge, kitchen/diner, conservatory, two generous bedrooms and a family bathroom. Outside, this property benefits from a driveway to the front providing off road parking for up to two cars and wall fronted areas of lawn either side with steps leading to the front door. To the rear is a fully enclosed garden with areas of lawn and patio, external door opening to storage shed and a further shed to the rear of the garden.

Entrance Hall

Cloakroom Wc

Lounge

Kitchen / Diner

Conservatory

Landing

Bedroom One

Bedroom Two

Bathroom

Outside



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Coleridge Gardens, Lincoln

- NO ONWARD CHAIN
- SPACIOUS END-TERRACED HOME
- WELL PRESENTED
- FRONT & REAR GARDENS
- POPULAR RESIDENTIAL LOCATION

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

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124228 - 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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