

Byland Close, Lincoln

Asking Price £210,000

MARTIN&CO



Byland Close, Lincoln

House - Mid Terrace

3 Bedrooms, 2 Bathroom

Asking Price £210,000

- Perfect First Time Buyer Home with No Onward Chain
- En-suite to Master Bedroom
- Good Size Garden
- Close to Amenities and Popular Transport Links
- Allocated Parking and Leasehold Garage
- Council Tax Band - B
- EPC - C
- Tenure - Freehold







Description
NO ONWARD CHAIN

A well-proportioned and versatile three-bedroom home arranged over three floors, offering spacious accommodation, a rear garden, modern kitchen facilities and excellent connectivity throughout. The property would make an ideal family home, with generous bedrooms, two bathrooms plus a downstairs WC, and convenient access to the rear garden.

Property consists of entrance hall with toilet/ cloakroom, kitchen with integrated fridge freezer, gas hob, electric oven, space for washing machine and fitted units. Lounge with wooden flooring, storage cupboard and rear access through the french patio style doors, to the first floor you have two double bedrooms and family three piece bathroom with shower and to the second bedroom you have the master bedroom with wardrobes and en-suite.

Outside to the rear you have a grass garden, patio area and gate at the end of the garden leading to parking and garage.

This really is the perfect first time buyer home situated in a modern area surrounded by amenities and popular transport links.

Leasehold Garage to the Rear of the Property
999 Years from 1 January 2004
Annual Service Charge - £421.19 (paid annually)

Tenure - Freehold
Council Tax Band - B
EPC - C

Lounge
14'9" x 15'5"
Hard wood flooring, storage cupboard, french patio doors with curtains, broadband socket, satellite cables and rear access to garden.

Kitchen
11'3" x 8'3"
Integrated fridge freezer, electric oven, gas hob, front facing window and blinds, space for washing machine, dining space, radiator and fitted cupboards.

Toilet
6'3" x 2'11"
Lino flooring, window with blinds, radiator, toilet, sink and consumer unit.

Master Bedroom
16'9" x 11'2"
Carpet flooring, access to the loft, window with blinds, radiator, broadband socket, fitted wardrobe, ensuite, and storage cupboard.

En-suite
6'5" x 6'0"
Shower cubicle, sink, toilet, lino flooring, shaver socket, extractor fan, velux window and mounted mirror cupboard.

Bedroom2
14'9" x 15'2"
Rear facing, carpet flooring, two windows with blinds and radiator.

Bedroom3
11'6" x 7'9"
Carpet flooring, broadband socket, radiator, window with blind.

Bathroom
6'9" x 6'2"
Wooden flooring radiator, three-piece with shower, window with blinds, shaver socket and extractor fan.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Garage Leasehold Information
Leasehold Garage to the Rear of the Property
999 Years from 1 January 2004
Annual Service Charge - £421.19 (paid annually)

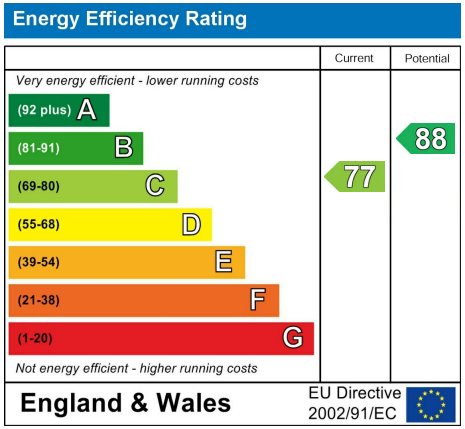
Garden
Grass lawn, with patio area, end of garden gate leading to designated parking area and garage.

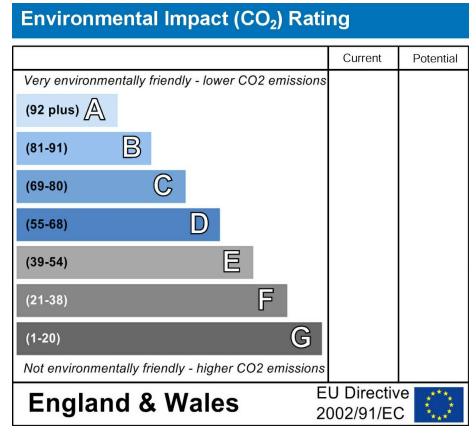









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
88
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman