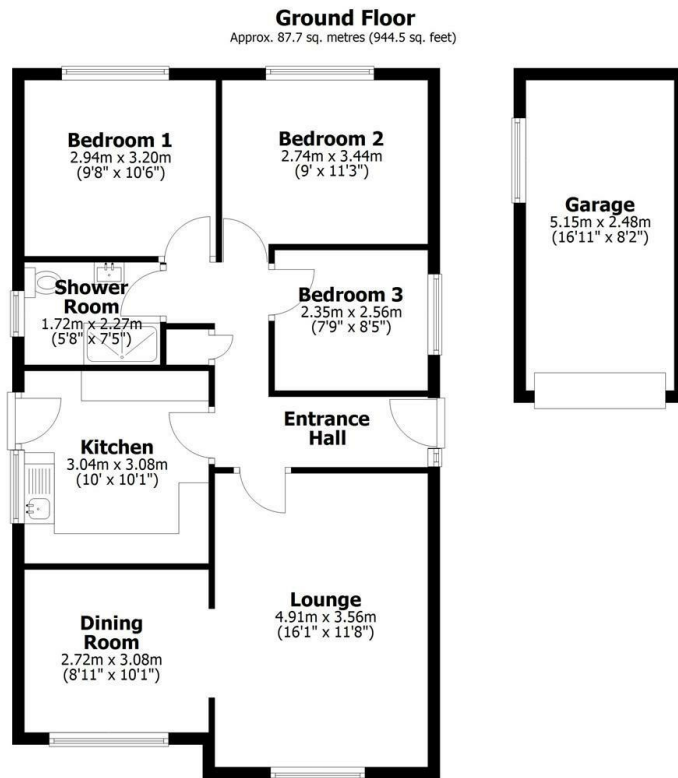




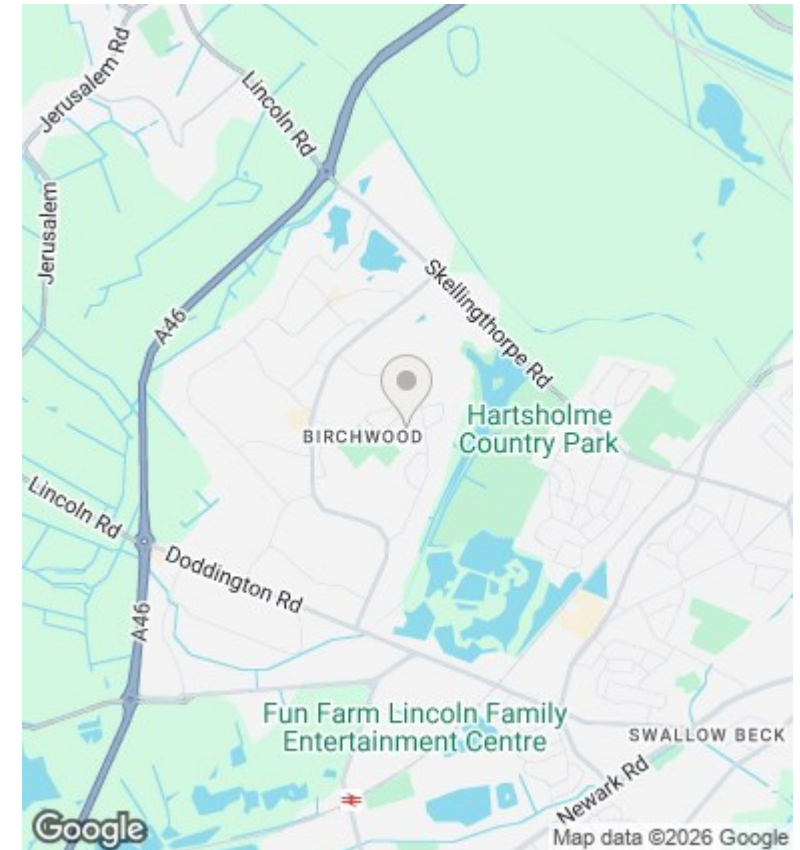
## 32 Acer Close, Lincoln, LN6 0RD

Asking Price £240,000

- Three Bedroom Detached Bungalow
- Some Updating Required
- Close to Shops and regular public transport
- EPC Rating C
- Large Lounge and separate Dining Area
- Gas Central Heating
- Available with No Onward Chain
- Generous sized Kitchen
- Detached Single Garage and Driveway Parking
- Council Tax Band C



Total area: approx. 87.7 sq. metres (944.5 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	