



Rudgard Lane, Lincoln LN1 1QH

welcome to

Rudgard Lane, Lincoln

Early viewing is essential for this ideal investment opportunity or first time buy situated within the sought after West End of Lincoln. Boasting no onward chain, two bedrooms, one reception room and local access to a range of amenities.



Living Room

with double glazed window to the front, laminate flooring, spotlights and radiator,

Kitchen

with obscure double glazed window to the side, worktop and cupboards, laminate flooring, radiator, boiler, electric hob and oven.

Landing

with spotlights and carpet.

Bedroom One

with two double glazed windows to the front, radiator and carpet.

Bedroom Two

with double glazed window to the side, radiator and carpet.

Bathroom

with wash hand basin, toilet, radiator, shower, part tiled and obscure window to the side.



view this property online williamhbrown.co.uk/Property/LCR124048



welcome to

Rudgard Lane, Lincoln

- TWO BEDROOM TERRACED HOME
- FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- MODERN FITTED KITCHEN
- POPULAR WEST END LOCATION
- AMENITIES NEARBY

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£165,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/LCR124048](https://www.williambrown.co.uk/Property/LCR124048)



Property Ref:
LCR124048 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williambrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williambrown.co.uk](https://www.williambrown.co.uk)