



**Springfield Close, Lincoln, LN1 3ET**



**william  
h brown**

**welcome to**  
**Springfield Close, Lincoln**

Early viewing is essential for this two bedroom first floor apartment situated within walking distance of the historical Lincoln City Centre. Boasting no onward chain, two good size bedrooms, a garage en bloc and local access to a wide range of amenities.



**Entrance Hall**

Opening to:-

**Lounge**

With double glazed window to the front and radiator.

**Kitchen / Diner**

With double glazed window to the front, a fitted kitchen in a range of wall and base units with work services, integral oven, gas hob with extractor fan over, sink and drainer, space for washing machine and space for fridge freezer.

**Bedroom One**

With double glazed window to the rear, radiator and storage cupboard.

**Bedroom Two**

With double glazed window to the rear, radiator and storage cupboard.

**Bathroom**

With wc, wash hand basin, bath with wall mounted shower over, part tiling to the walls, heated towel rail and extractor fan.

**Outside**

Property benefits from communal garden space and a garage en bloc.



***view this property online*** [williamhbrown.co.uk/Property/LCR123562](http://williamhbrown.co.uk/Property/LCR123562)



welcome to

## Springfield Close, Lincoln

- NO ONWARD CHAIN
- FANTASTIC FIRST TIME BUY OR INVESTMENT
- TWO WELL-PROPORTIONED BEDROOMS
- COMMUNAL GARDENS
- GARAGE EN BLOC

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

Service Charge: 904.18 & Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Jul 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/LCR123562](https://www.williambrown.co.uk/Property/LCR123562)



Property Ref:  
LCR123562 - 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](mailto:Lincoln@williambrown.co.uk)



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



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