



- Semi-Detached House
- Popular Residential Location
- Three Good Size Bedrooms
- 22'8" Lounge Diner & 10'6" Kitchen

- Block Paved Driveway & Enclosed Garden
- New Carpets Throughout
- All Rooms Fully Decorated
- NO CHAIN!

Anzio Crescent, Uphill, LN1 3PX
£199,950





Starkey&Brown is pleased to offer for sale this spacious semi-detached family home located on Anzio Crescent in Lincoln. Accommodation briefly comprises an entrance hallway, 22'8" max lounge diner with French doors leading onto the rear garden, a kitchen, first floor landing, three well-proportioned bedrooms and a first floor bathroom. Outside the property benefits from block paved driveway with space for at least two vehicles and a fully enclosed garden to the rear. NO CHAIN. Council tax band: A. Freehold.

Entrance Hallway

Having a composite front entrance door, laminate wood-effect flooring, a porthole window to the side, and stairs rising to the first floor.

Lounge Diner

22' 8" max x 14' 2" max (6.90m x 4.31m)

Having two radiators and French doors leading onto the rear garden.

Kitchen

25' 2" x 8' 2" (7.66m x 2.49m)

Having a range of matching wall and base units, one-and-a-half-bowl single-drainer stainless steel sink unit with mixer taps over and tiled splashbacks, built-in eye-level oven, gas hob with cooker hood over, integrated fridge-freezer, integrated dishwasher, plumbing for a washing machine, and ceramic tiled floor.

First Floor Landing

Bedroom 1

10' 10" min x 10' 10" min (3.30m x 3.30m)

Having a built-in sliding mirror door wardrobe, an airing cupboard, and a radiator.

Bedroom 2

10' 10" min x 9' 0" (3.30m x 2.74m)

Having a fitted sliding-door wardrobe and a radiator.

Bedroom 3

9' 4" x 7' 9" (2.84m x 2.36m)

Having a radiator.

Bathroom

Having a three-piece suite comprising a panelled bath with shower and shower screen over, wash hand basin, a low-level WC, tiled floor and walls, and a radiator. Please note - the sellers appreciate that the bathroom may benefit from some modernisation, and would be happy to refurbish the bathroom to the buyers liking, subject to an asking price offer.

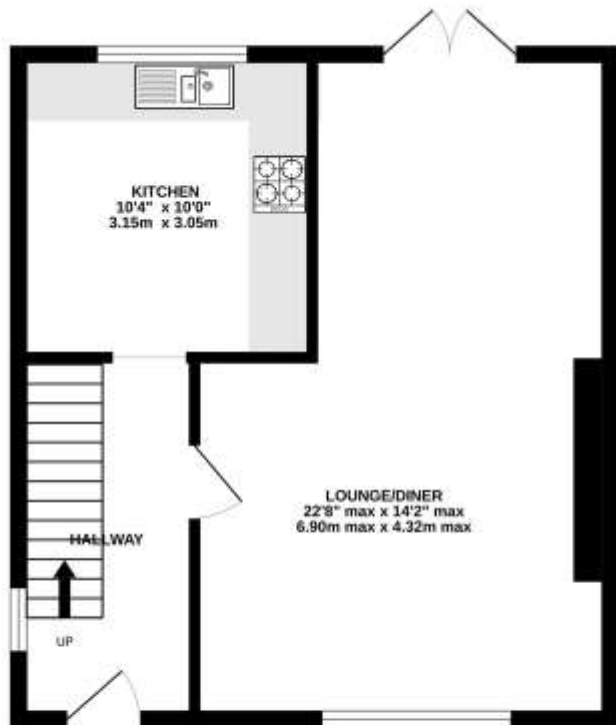
Outside Front

To the front of the property, there is a gravelled garden area and a block paved driveway with space for at least two vehicles. Access from the side leading to the rear garden.

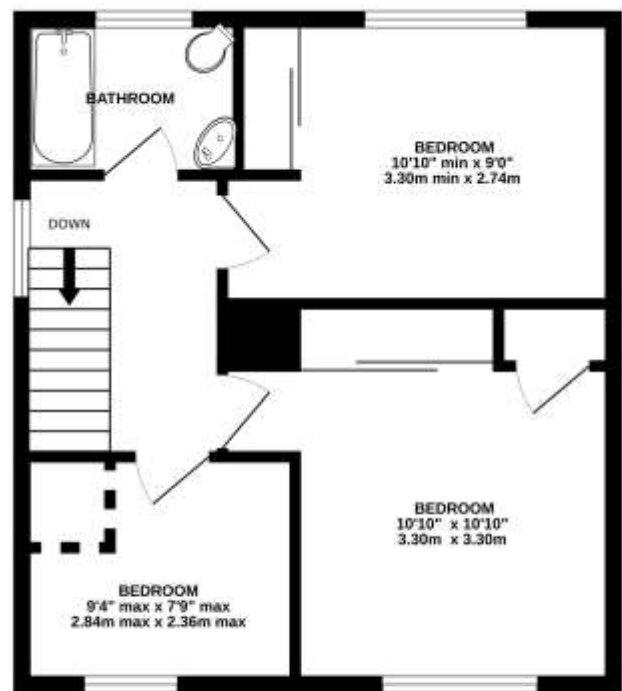
Outside Rear

To the rear of the property is a fully enclosed garden (currently being renovated and photos to follow).





GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.

TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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