



Witham Mews, Anchor Quay, Lincoln

Asking Price £210,000


MARTIN & CO

Witham Mews, Anchor Quay,
Lincoln

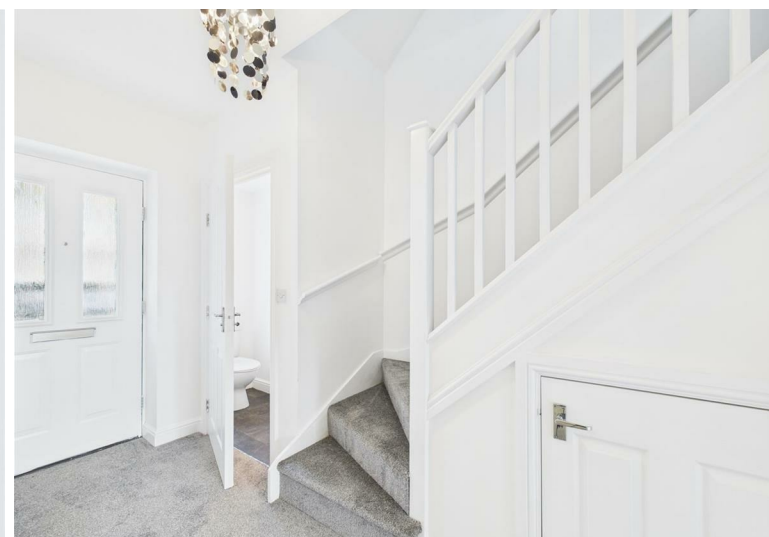
House - Townhouse
3 Bedrooms, 2 Bathrooms

Asking Price £210,000

- Three Storey Town House
- Driveway Parking
- Enclosed Rear Garden
- Popular Modern Development
- Walking Distance to the City Centre
- Sold with No Onward Chain
- Tenure - Freehold
- Council Tax Band - C / EPC Rating - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Three bedroom, three storey townhouse positioned within the popular Anchor Quay development, being just a short walk from the centre of Lincoln city. Comprising internally of an entrance hall with cloakroom, fitted kitchen, living diner, three bedrooms, primary with ensuite and a family bathroom. Externally offering a driveway to the front and an enclosed garden to the rear. Sold with no onward chain.

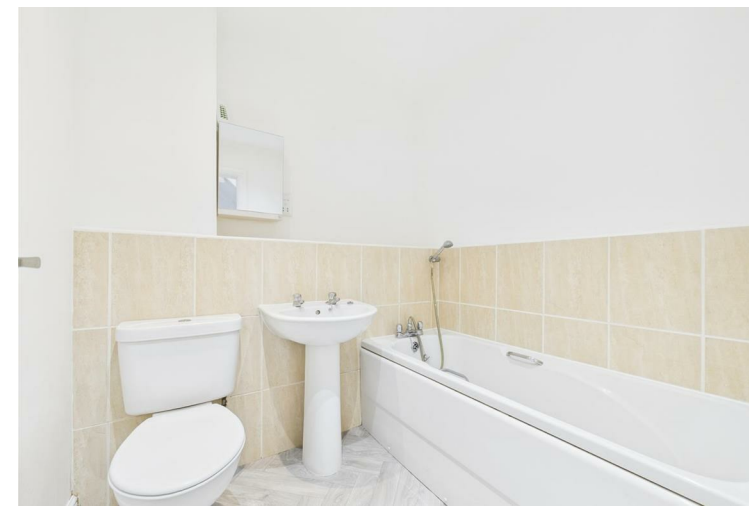
The Anchor Quay development is well situated being within walking distance to the Lincoln University and the High Street for a variety of amenities.

EPC Rating - C

Council Tax Band - C
Tenure - Freehold

Entrance Hall
Composite front door, carpet flooring, pendant fitting, radiator and Sunvic thermostatic control. Stairs rising to the first floor with a storage cupboard below.

Cloakroom
6'2" x 2'7"
Low level WC, pedestal wash basin, PVC front window, vinyl flooring, radiator, light fitting and the mains consumer unit.



Kitchen

11'0" x 6'4"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space and plumbing for a washing machine, dishwasher and further space for a fridge freezer. PVC front window, vinyl flooring, spot lit ceiling and a wall mounted Ideal system gas boiler with Horstmann digital controls.

Living Diner

13'5" x 12'1"

Sliding patio doors to the rear leading out to the garden, carpet flooring, pendant fitting and a radiator.

Stairs / Landing

Carpet flooring, pendant fitting and a radiator.

Bedroom

13'4" x 8'6"

PVC rear windows, carpet flooring, pendant fitting and two radiators.

Bathroom

6'6" x 6'6"

Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, radiator, spot lit ceiling and extractor.

Bedroom

7'9" x 6'6"

PVC front facing window, carpet flooring, pendant fitting and a radiator.

Stairs / Landing

PVC front window, carpet flooring, radiator, pendant fitting and stairs rising to the second floor.

Bedroom

13'10" x 13'5" (max measurements.)

PVC window to the front, two radiators, carpet flooring, pendant fitting and access to the loft. Storage cupboards house the hot water cylinder and separately space for hanging clothes.

Ensuite

7'3" x 5'9"

Low level WC, pedestal wash basin and a single cubicle housing the mains thermostatic shower. Velux window to the rear, vinyl flooring, radiator, spot lit ceiling and extractor.

Outside

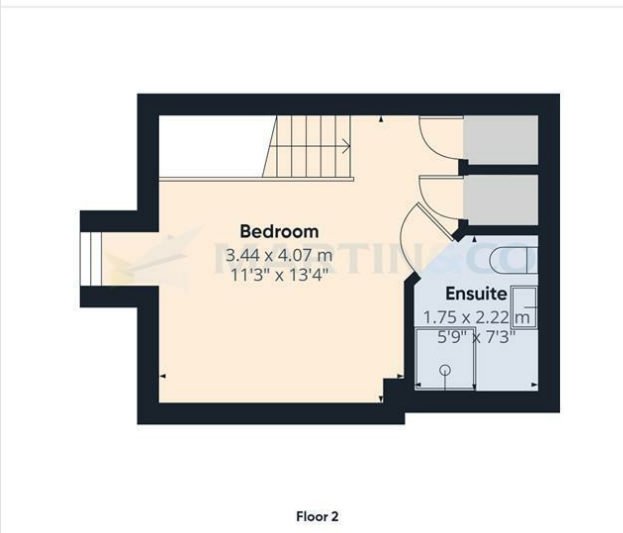
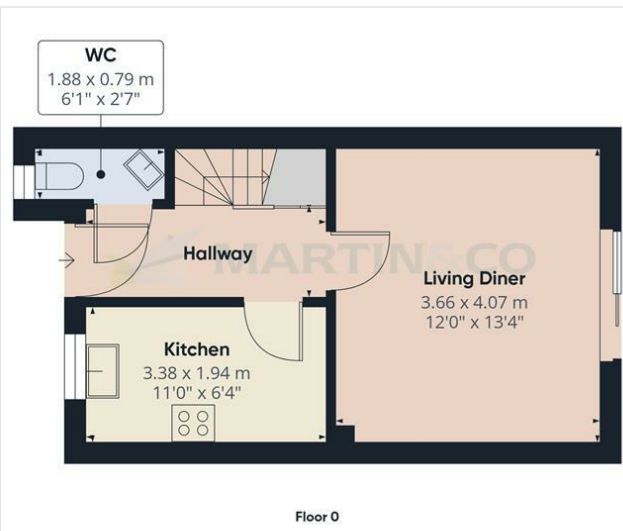
The front offers a low maintenance garden with a shared block paved driveway for off road parking and gravel borders. Further benefitting from a water supply and lighting.

To the rear is an enclosed garden with an area for lawn to be laid, existing planted borders and a raised patio seating area housing the shed which is included within the sale. Gated access leads to the front.

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.





Approximate total area⁽¹⁾
73.4 m²
793 ft²

Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>



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, sellers(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.

