Woodhall Drive, Lincoln

Asking Price of £160,000

MARTIN&CO

Woodhall Drive, Lincoln

House - Terraced

3 Bedrooms, 1 Bathroom

Asking price of £160,000

- Renovation Opportunity
- No Onward Chain
- Enclosed Rear Garden
- Driveway Parking
- Family Bathroom & Separate WC
- Tenure - Freehold
- EPC Rating - C
- Council Tax Band - A

Three bedroom terraced home, positioned to the North of Lincoln in a popular location. Comprising internally of an entrance hall, living diner, kitchen, side lobby, three bedrooms and family bathroom with separate WC. Externally the property benefits from a driveway and garden to the front, and a fully enclosed rear garden. This property offers an excellent renovation opportunity. Sold with no onward chain.

Three bedroom terraced home, positioned to the North of Lincoln in a popular location. Comprising internally of an entrance hall, Living room diner, kitchen, side lobby, three bedrooms and family bathroom with separate WC. Externally the property benefits from a private driveway and garden to the front, and a fully enclosed garden to the rear. This property offers an excellent renovation opportunity. Sold with no onward chain.

Situated to the North, on the outskirts of Lincoln, plentiful local amenities with easy access to shops and schooling, including Lincoln Bishop University. Regular bus routes and access to the A46 relief road.

EPC Rating - C
Council Tax Band - A
Tenure - Freehold

Hallway
11'6" x 5'10"
Composite front door with wooden flooring, radiator, pendant fitting and stairs rising to the first floor with a storage cupboard below housing the electric meter and mains consumer unit.

Lounge Diner
19'9" x 11'0"
Dual aspect room with a PVC front and rear windows, wooden flooring, two pendant fittings, radiator and a log burner with stone hearth.

kitchen
7'11" x 12'3"
PVC window to rear aspect and composite rear door leading to garden. Selection of base units and a stainless steel sink/drainer, vinyl tile effect flooring, radiator, wall mounted extractor and ceiling light.

Side Lobby
11'7" x 6'0"
Composite front door allowing for access to the property, large understairs storage cupboard, gas mains utility meter and pendant fitting.

Stairs & landing
3'7" x 9'8"
Two storage cupboards, one housing the Valiant combi boiler and Honeywell heating controls. Pendant fitting and access to the loft space.

Bedroom
10'0" x 14'2"
PVC windows to front aspect, pendant fitting and radiator

Bedroom
9'7" x 10'10"
PVC windows to rear aspect, pendant fitting, radiator and storage cupboard.

Bedroom
10'7" x 9'3"
PVC windows to front aspect, pendant fitting, radiator and carpet flooring.

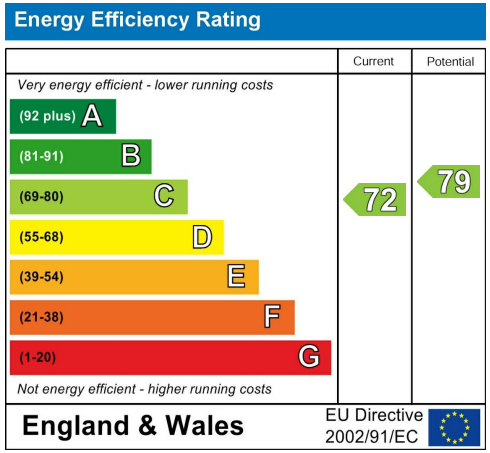
Bathroom
5'0" x 623'4"
PVC window with privacy glass to rear aspect, panelled bath, bar shower with 2 shower head fittings including a waterfall shower. Tiled to wet areas, pedestal wash basin, radiator and enclosed light fitting.

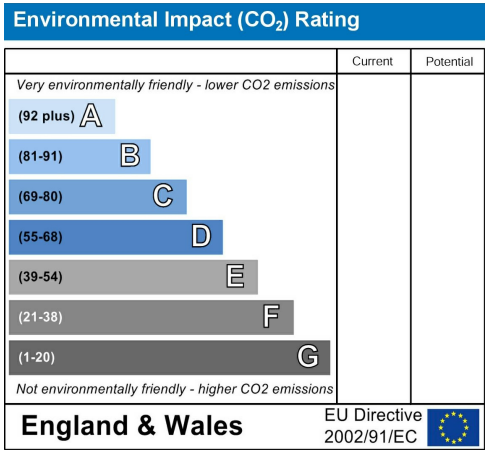
WC
5'0" x 2'8"
PVC window with privacy glass to rear aspect. Low-level WC, vinyl tiled flooring and pendant fitting.

Outside
Enclosed rear garden mainly laid to lawn, shed with electric power. To the front is a private driveway and garden with additional brick storage shed.

Property Information supplied by Vendor
The information provided has been supplied by the Vendor. All installation dates are approximate and are understood to fall within the respective years indicated. Such information has not been independently verified by the Agent and must not be relied upon or taken as accurate. Purchasers are advised to satisfy themselves as to the accuracy of such information and the installation dates.
Windows installed 2005
Boiler installed 2015
Boiler serviced May 2026
Fuse box installed 2015,
Log burner installed 2016

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.





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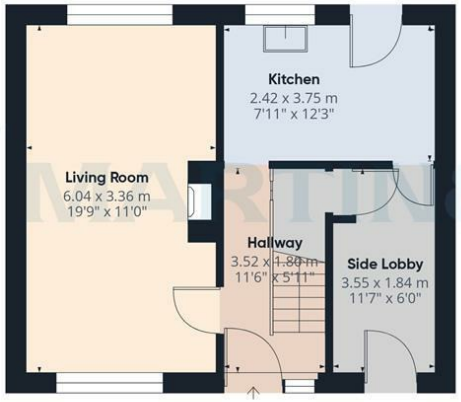
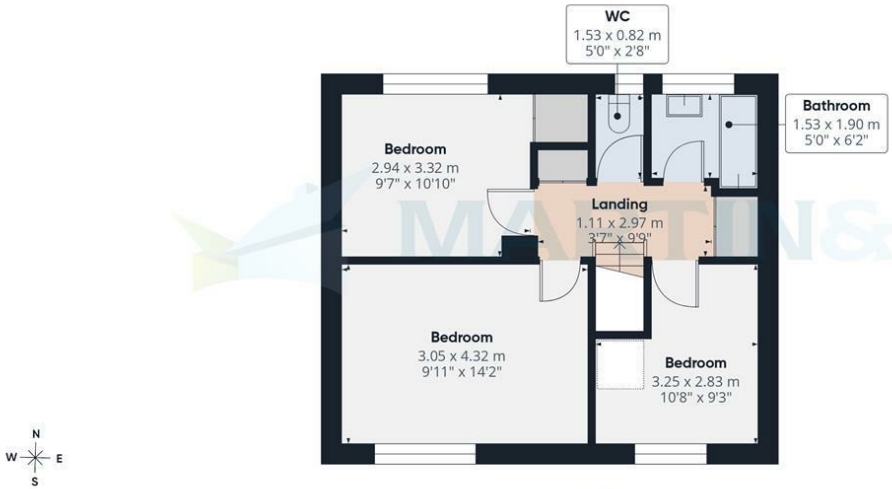


Floor 0



Floor 1

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Approximate total area(1)

81.7 m²

880 ft²

(1) Excluding balconies and terraces

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

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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.

The Property Ombudsman