



Usher Avenue, Lincoln

£200,000


MARTIN&CO

Usher Avenue, Lincoln

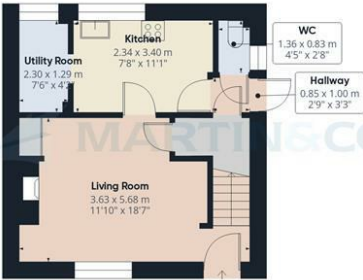
- Two Double Bedrooms
- Semi Detached
- Downstairs Cloakroom
- Close to Local Amenities
- Off Road Parking
- EPC (TBC)
- Freehold
- Council Tax Band A

Two-bedroom home offering well-proportioned accommodation, a useful utility area, downstairs WC and a fully enclosed rear garden with a large workshop. The property benefits from two double bedrooms, a family bathroom, built-in storage and a practical layout, making it an appealing choice for first-time buyers, couples or those looking for a manageable family home.

Location benefits from local shops and schools on the

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(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		



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

102.8 m²
1107 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.

GIRAFFE360

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