Westbrooke Road, Lincoln

Asking Price £225,000

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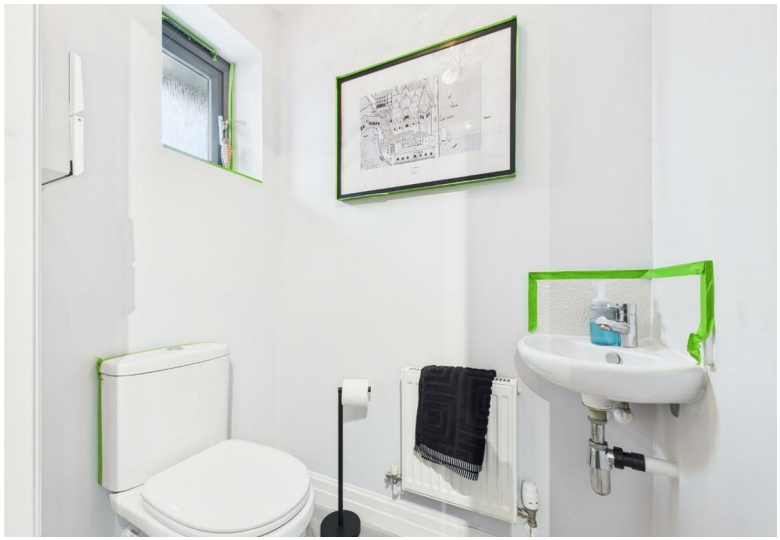
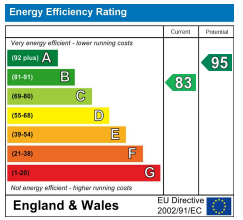


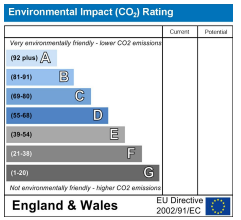
Westbrooke Road, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £225,000

- Ideal FTB or Investment Purchase
- Constructed in 2017
- Open Plan Living
- Driveway Parking
- South West Facing Rear Garden
- No Onward Chain
- Tenure - Freehold
- Service Charge - £13.49pcm
- EPC Rating - B
- Council Tax Band - B





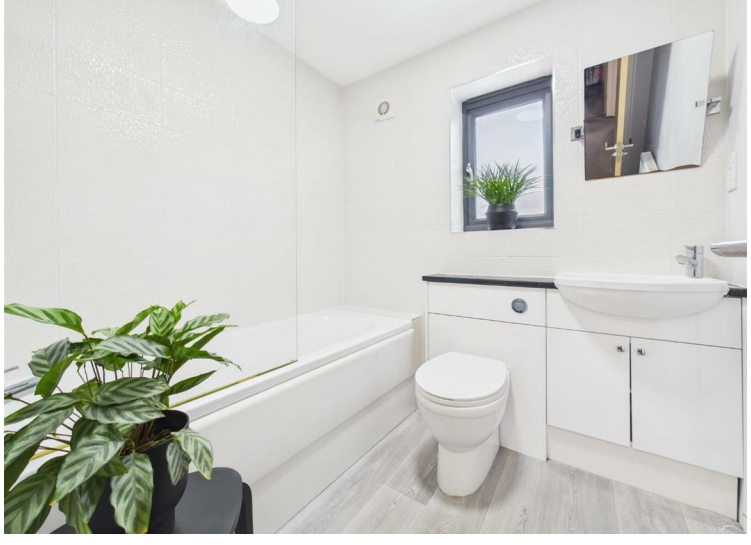
Three bedroom semi-detached home within a popular residential area of Lincoln. Comprising internally of a kitchen with open plan living diner, cloakroom, three bedrooms and a bathroom. Externally offering driveway parking for two vehicles and a South West facing rear garden. No onward chain.

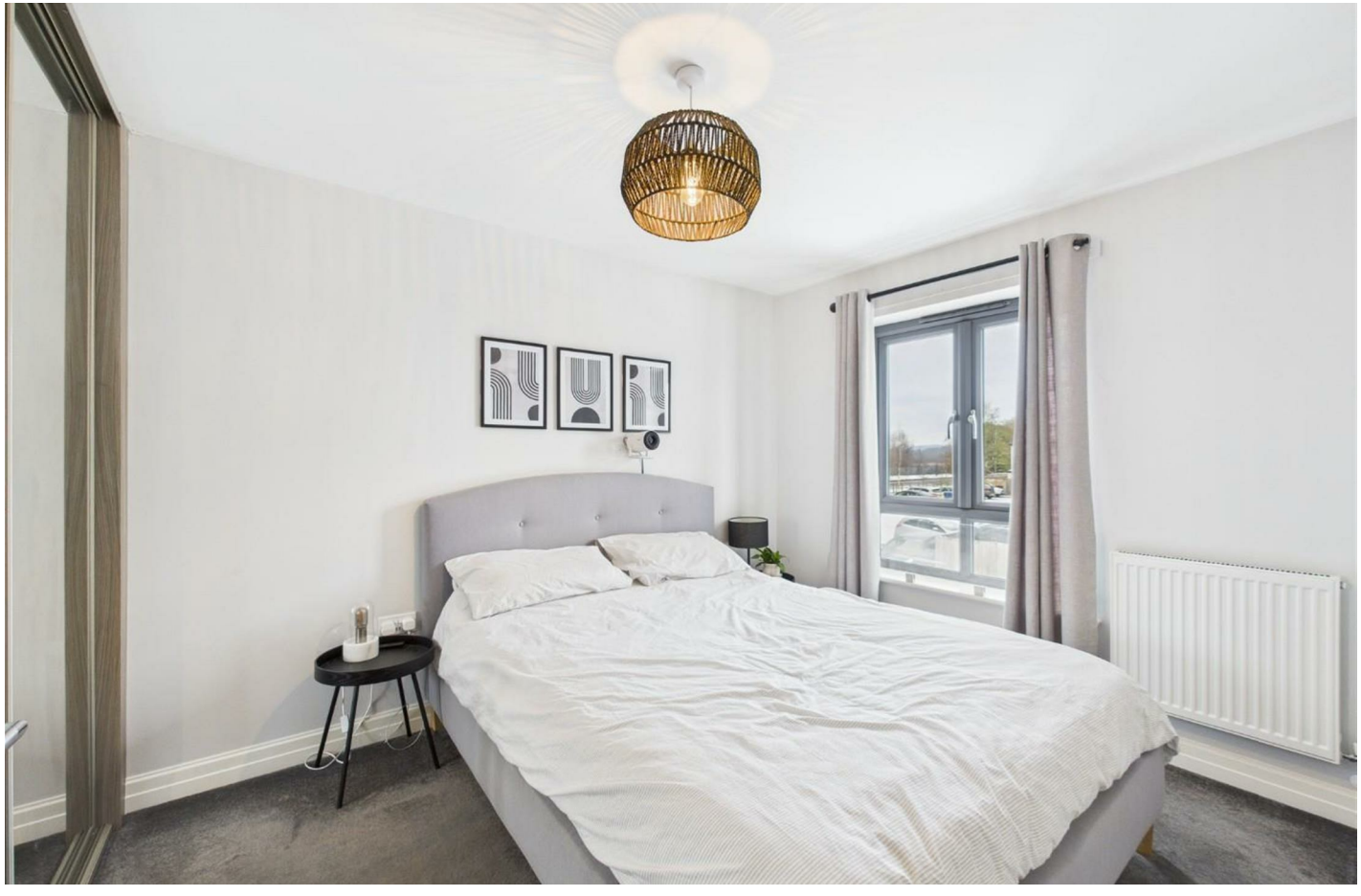
Westbrooke Road is just off Boultham Park Road, offering a wealth of amenities to include schooling, shops, doctors surgery and parks. Public transport links run in and out of the historic Cathedral city of Lincoln.

EPC Rating - B

Council Tax Band - B
Tenure - Freehold

Kitchen
12'3" x 10'3"
Base and eye level high gloss units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fitted electric oven with gas hob and extractor over, Hotpoint fridge freezer and a Hoover washing machine are included within the sale. Double glazed aluminium clad door with PVC front facing window, wood effect laminate flooring, radiator, two ceiling lights and a storage cupboard.





Cloakroom
4'10" x 3'1"
Low level WC, wall mounted wash basin, wood effect laminate flooring, PVC front window, radiator, light fitting and the mains consumer unit.

Living Diner
15'8" x 12'10"
PVC French doors with side panels leading to the rear garden, carpet flooring, two pendant fittings, Danfoss heating control, two radiators and an under stairs storage cupboard.

Stairs / Landing
Carpet flooring, pendant fitting, access to the loft, airing cupboard housing the Potterton gas combination boiler and a further storage cupboard.

Bathroom
6'9" x 6'0"
Concealed cistern WC and vanity wash basin, panel bath with mains thermostatic shower over. PVC rear window, vinyl flooring, radiator, light and extractor.

Bedroom
10'6" x 8'7"
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom
10'6" x 8'7" (measured to fitted wardrobe).
PVC window to the front, carpet flooring, Danfoss heating control, pendant fitting, radiator and sliding mirrored fitted wardrobes.

Bedroom
7'1" x 6'9"
PVC window to the front, carpet flooring, pendant fitting and a radiator.

Outside
To the front is a driveway for two vehicles to park off road, an EV charging point, lighting and a water supply.
The fully enclosed rear garden faces to the South West, being mainly laid to lawn with a patio area and gated access to the shared pathway leading to the front of the property. There is a solar powered security light and a garden shed that are included within the sale.

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.

Service Charge
Service Charge - £13.49pcm (this covers the general site management)
Review Period - annually
Managing Agent - Lambert Smith Hampton

This information has been provided by the vendor and must not be relied upon or taken as accurate.
Purchasers must satisfy themselves in this respect.

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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, seller(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