

FOR SALE



Elsham Close, Lincoln
Asking Price Of £135,000

MARTIN&CO



Elsham Close, Lincoln

1 Bedroom, 1 Bathroom

Asking Price Of £135,000

- Ideal FTB or Investment Purchase
- Well Presented Throughout
- Open Plan Living
- Electric Heating
- Driveway Parking

DESCRIPTION One bedroom mid-terrace starter home making for an ideal first time or investment purchase with a gross 6% projected yield. Comprising of an open plan kitchen and living room, one double bedroom and bathroom. Driveway parking for two vehicles and a rear garden. Sold with no onward chain.

The location offers access to schooling for all ages, local amenities, shops and public transport services plus the A46 bypass road link

ENTRANCE HALL 5' 10" x 2' 7" (1.78m x 0.81m) PVC double glazed entrance door, tile flooring, a light fitting, a radiator, consumer unit and a cupboard housing water tank.

KITCHEN 11' 0" x 7' 4" (3.37m x 2.25m) Base and eye units with laminated work tops, a stainless steel sink drainer, four ring electric hob with extractor over, and an electric oven. Space and plumbing for a washing machines, undercounter fridge freezer and one other appliance. Tiled flooring with a light fitting.

LIVING ROOM 12' 5" x 11' 0" (3.80m x 3.37m) PVC double glazed French patio doors to rear, laminate flooring, a light fitting and electric radiator.



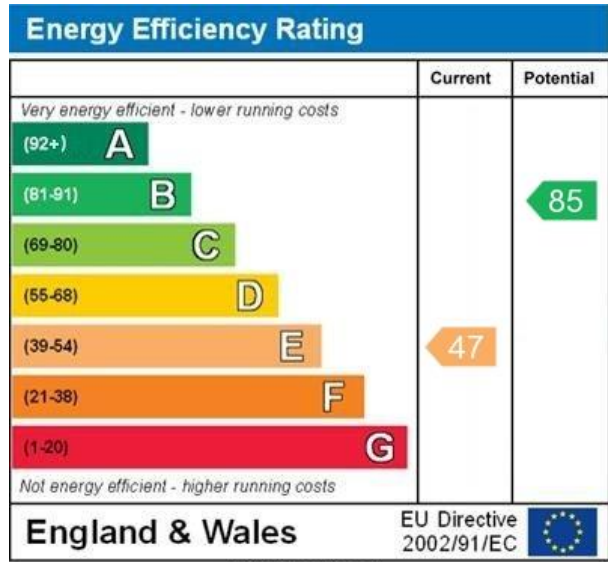
BEDROOM 11' 0" x 9' 11" (3.37m x 3.04m) PVC double glazed window to the front aspect, carpet flooring, wall lighting and an electric radiator.

BATHROOM 7' 1" x 5' 6" (2.16m x 1.7m) PVC double glazed window to the front aspect, a low level WC, bath with an electric shower over, pedestal sink and heated towel rail. Vinyl flooring with painted walls and tiles to wet areas, and a light fitting.

OUTSIDE SPACE The front is mostly laid gravel with space for two vehicles, and an front storage shed. The rear boasts of a non-overlooked west facing garden, mostly laid gravel with hedge and shrubs.

FIXTURE & 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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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.