



Regent Avenue, Lincoln

£155,000


MARTIN&CO

Regent Avenue, Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£155,000

Date Available:

Deposit:
null

- Semi-Detached Home
- Popular Residential Location
- Larger than Average Plot
- Spacious Lounge Diner
- South Facing Rear Garden
- Close to Local Amenities
- Tenure - Freehold
- Council Tax Band - A / EPC Rating - D

Two bedroom semi-detached home within the popular residential area of Birchwood, being conveniently positioned to the local amenities. Comprising of an entrance hall and covered passage, lounge diner, kitchen, two bedrooms and a family bathroom with gardens to the front and rear.



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

EPC Rating - D
Council Tax Band - A
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Entrance Hall
Partially glazed entrance door, wood effect laminate flooring, radiator, pendant fitting, thermostatic heating control and a built in storage cupboard. Stairs rising to the first floor with storage below housing the mains consumer unit and both the gas and electric meters.

Lounge Diner
19'10" x 11'5" (max measurements).
PVC window to the front with PVC patio doors to the rear, two pendant fittings, two radiators and wood effect laminate flooring.

Kitchen
12'4" x 8'7"
Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted electric oven and hob with extractor over, space and plumbing for a washing machine plus further space for a freestanding fridge freezer. PVC window to the rear, partially glazed side door, light fitting, tiled flooring, radiator and a wall mounted Ideal boiler.

Covered Passage
Wooden door to the front with a partially glazed door to the rear, light and power. Access to the brick built storage shed.

Stairs / Landing
PVC window to the side, carpet flooring, pendant fitting and access to the loft.

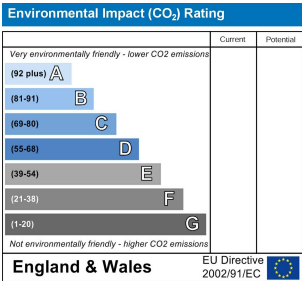
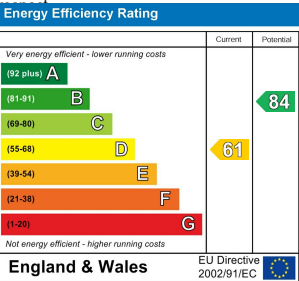
Bedroom
9'8" x 8'5"
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator. Wardrobe and storage area in the recess housing the hot water cylinder.

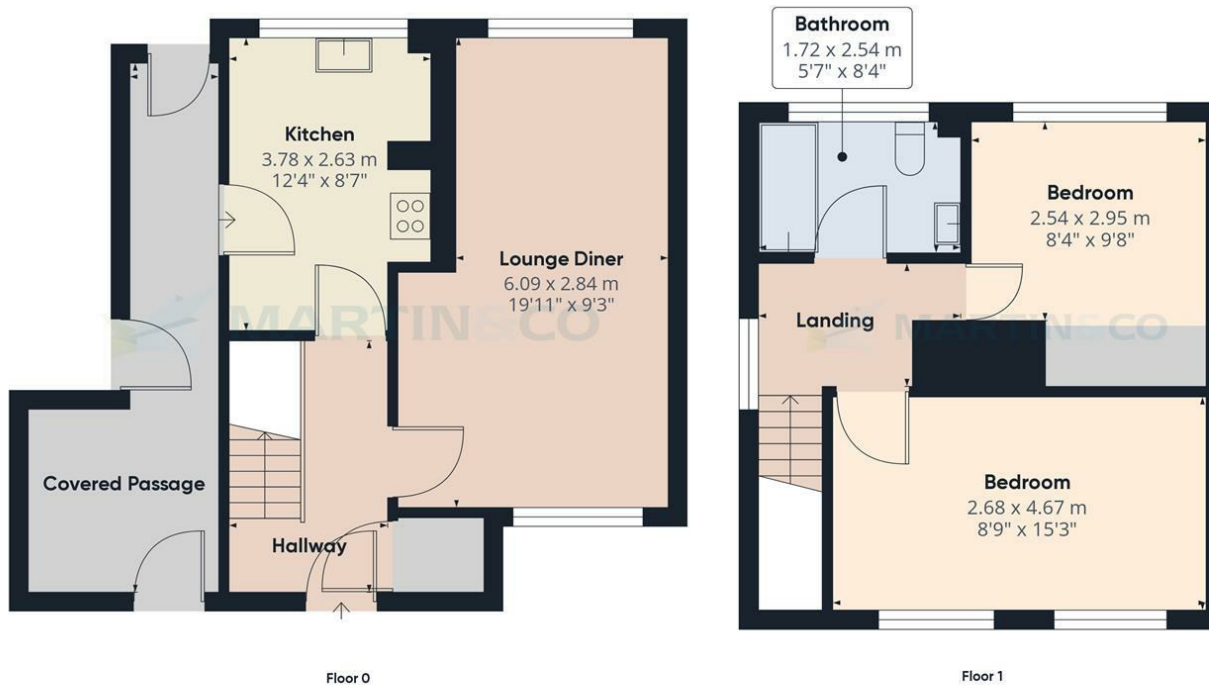
Bedroom
15'7" x 8'9"
PVC windows to the front, wood effect laminate flooring, pendant fitting and a radiator.

Bathroom
8'4" x 5'5"
Low level WC, vanity sink and a panel bath with electric shower over. Vinyl flooring, PVC rear window, light and extractor.

Outside
To the front is a gated concrete and gravel garden with lighting suitable for off parking should a drop kerb be installed.
The rear boasts a larger than average South facing garden, offering a decked and patio seating area, artificial lawn, mature planted beds and a further covered raised seating area. Fully enclosed to include a water supply and awning. Beyond the gate to the bottom of the garden are several storage sheds and a workshop with power, all of which 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





Approximate total area⁽¹⁾
77.37 m²
832.78 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.