



**Rudgard Avenue, Cherry Willingham,  
Lincoln**  
**Asking Price £235,000**

  
**MARTIN&CO**

Rudgard Avenue, Cherry  
Willingham, Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

Asking Price £235,000

### Council Tax Band: B

- Family Home with Potential to Extend (STPP).
- Village Location
- Downstairs Bathroom
- Conservatory
- Detached Garage
- South East Facing Garden
- No Onward Chain
- Tenure - Freehold
- EPC - C
- Council Tax Band - B

Three bedroom semi-detached home occupying a generous corner plot offering the potential to extend (STPP). Property comprises of a lounge and dining area, three bedrooms, bathroom, kitchen and conservatory with a driveway and detached garage. Sold with no onward chain.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
68.6 m<sup>2</sup>  
739 ft<sup>2</sup>

(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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