

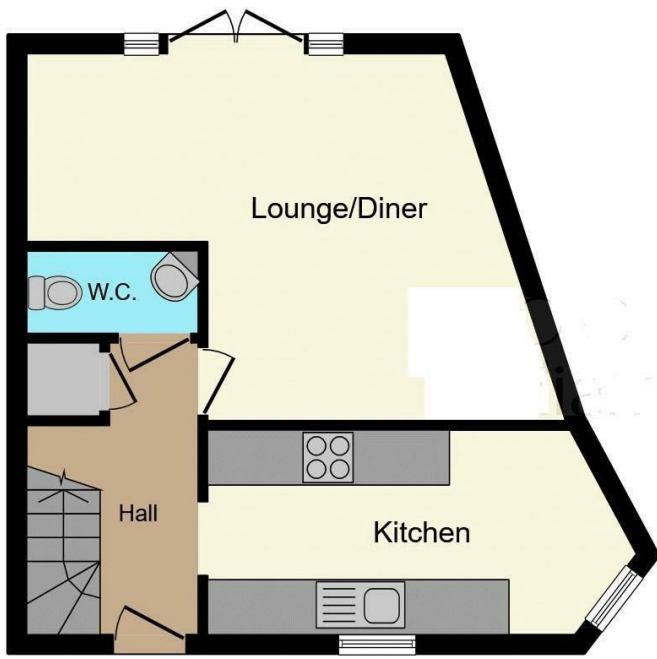


**6 CHEVIOT CRESCENT  
LINCOLN, LN4 4DB**

**£165,000  
FREEHOLD**

An exceptionally well presented two bedroom townhouse pleasantly situated within this popular residential area. The property provides stylish kitchen, dressing room off the main bedroom and lounge diner overlooking the courtyard rear garden. There is garage and off-street parking. The shopping, social and educational facilities of this well serviced Lincolnshire village are within easy walking distance. The property was built-in 2019 therefore will benefit from the remaining NHBC warranty.





**Ground Floor**



**First Floor**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**EPC Rating: B Council Tax Band: A**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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