

FOR SALE



Woodstock Street, Lincoln, LN1
Asking Price Of £150,000

MARTIN&CO



Woodstock Street, Lincoln, LN1

2 Bedrooms, 1 Bathroom

Asking Price Of £150,000

- No Onward Chain
- Popular West End Location
- Permit Parking Available
- South West Rear Garden
- Downstairs Cloakroom

Modern two bedroom home well positioned within the popular West End of Lincoln City. Benefiting from a south west facing garden and residents permit parking available. Comprising internally of a kitchen, cloakroom and lounge, two double bedrooms and a bathroom. Being sold with no onward chain.

Woodstock Street is located just off Carholme Road offering convenient access into the city centre or out to the A46 bypass. Local amenities include but not limited to shops, petrol station, doctors and schooling.

KITCHEN 12' 5" x 8' 10" (3.798m x 2.705m) Base and eye level units with roll edge work surfaces, tiled splash backs and inset stainless steel and drainer. Electric oven, gas hob and extractor over plus space and plumbing for a washing machine plus further space for a fridge freezer. PVC entrance door and window to the front aspect, vinyl flooring, pendant fitting, wall mounted Vaillant combination boiler and the mains consumer unit is housed.

CLOAKROOM 6' 4" x 2' 10" (1.941m x 0.867m) Low level WC, pedestal wash basin, vinyl flooring, radiator, light and extractor.

LOUNGE 14' 3" x 12' 3" (4.360m x 3.753m) PVC French doors to the rear, carpet flooring, radiator, light fitting and a storage cupboard.

STAIRS / LANDING Carpet flooring and a light fitting.

BEDROOM 12' 3" x 10' 5" (3.752m x 3.185m) PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

BATHROOM 6' 9" x 5' 9" (2.059m x 1.767m) Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with mains fed shower over. Vinyl flooring, radiator, light and extractor.

BEDROOM 12' 2" x 9' 3" (3.721m x 2.824m) PVC windows to the front aspect, carpet flooring, pendant fitting and a radiator.

OUTSIDE Low level walled entrance with rain canopy to the front. South West facing garden to the rear, fully enclosed being mainly laid to lawn with pathways and gated access.

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.



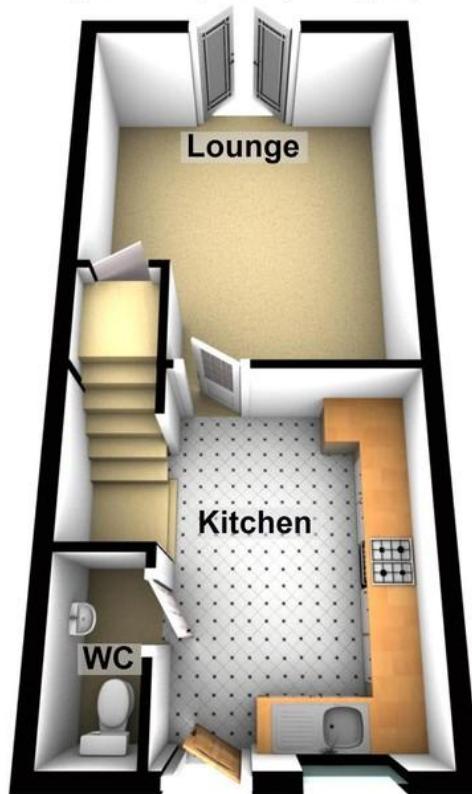
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	



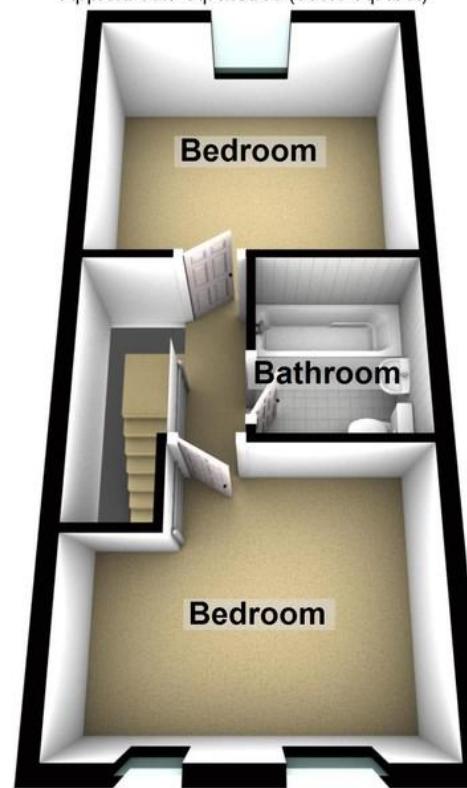
Ground Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



Martin & Co Lincoln

33 The Forum • North Hykeham • Lincoln • LN6 8HW
T: 01522 503727 • E: lincoln@martinco.com

01522 503727

<http://www.martinco.com>

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.

