



**84 Hemswell Avenue**

Lincoln, LN6 0AZ

**£175,000**

NO ONWARD CHAIN - A two double bed roomed semi-detached house situated on a generous sized corner plot with potential for extension (subject to the necessary Planning Permissions). The property is well located just off Skellingthorpe Road and has easy access to the shops and facilities along Tritton Road, Lincoln City Centre and the A46 Bypass. Outside, the property has a driveway providing off road parking and giving access to the Single Garage and there is a lawned garden to the rear. Internally the property offers living accommodation to comprise of Hallway, Lounge Diner, Kitchen and First Floor Landing leading to two Bedrooms, Bathroom and Separate WC.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Head South out of Lincoln on the A46 Bypass and at the Skellingthorpe Road Roundabout turn left on to Skellingthorpe Road. Proceed along for some time and turn right on to Hemswell Avenue where the property can be located on the right hand side.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



#### **HALLWAY**

With uPVC double glazed door to the front elevation and window to side elevation, stairs to the First Floor Landing, under stairs storage cupboard and radiator.

#### **LOUNGE DINER**

20' 5" x 13' 7" (6.22m x 4.14m) With uPVC double glazed windows to front and rear elevations, laminate flooring and two radiators.

#### **KITCHEN**

12' 1" x 7' 6" (3.68m x 2.29m) With uPVC double glazed door and window to rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, integral oven and four ring ceramic hob with extractor fan over, space for a fridge, plumbing and space for a washing machine and radiator.

#### **FIRST FLOOR LANDING**

With uPVC double glazed window to front elevation, radiator, access to roof void and storage cupboard housing the gas fired central heating boiler.

#### **BEDROOM 1**

12' 10" x 10' 0" (3.91m x 3.05m) With uPVC double glazed window to front elevation, radiator and built-in wardrobe.

#### **BEDROOM 2**

12' 10" x 10' 1" (3.91m x 3.07m) With uPVC double glazed window to rear elevation and radiator.

#### **BATHROOM**

7' 7" x 5' 8" (2.31m x 1.73m) With uPVC double glazed window to rear elevation, vinyl flooring, wash hand basin, bath with electric shower over, partly tiled walls and radiator.

#### **WC**

4' 8" x 2' 11" (1.42m x 0.89m) With uPVC double glazed window to side elevation, vinyl flooring and low level WC.

#### **OUTSIDE**

To the front of the property there is a lawned garden with a gravelled area and a driveway to the side providing off road parking and giving access to the Detached Single Garage. To the rear of the property there is a patio seating area, lawned garden and a brick outbuilding.



#### WEBSITE

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

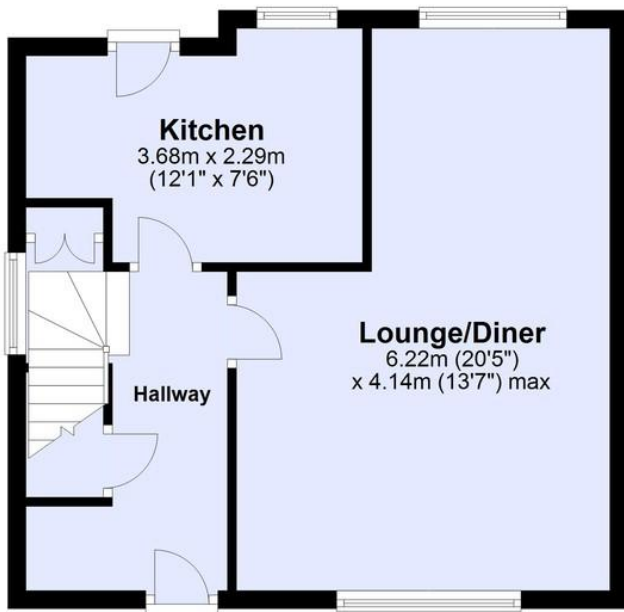
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### Ground Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



### First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Total area: approx. 78.4 sq. metres (843.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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