



King & Co.
ESTATE AGENTS

8 WESTERN AVENUE, LINCOLN, LN6 7SJ
£224,950





ENTRANCE PORCH

leading to front door

ENTRANCE HALLWAY

with fitted carpet, understairs storage cupboard, walk in cupboard, radiator

LOUNGE/DINER

10' 9" x 13' 9" (3.3m x 4.2m) with fitted carpet, fireplace with an inset gas fire, radiator, wall lights Opening to Dining Room 3.3m x 3.7 with fitted carpet, radiator, gas fire and wall lights

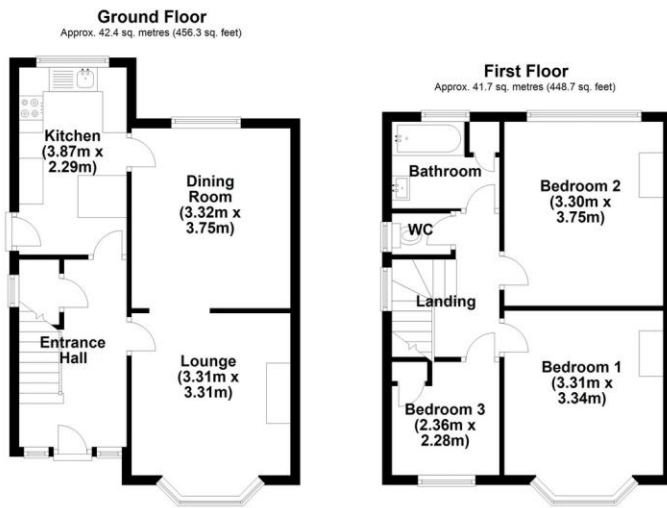


KITCHEN

12' 5" x 7' 2" (3.8m x 2.2m) having a good range of fitted base and wall units incorporating a stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine fluorescent light, gas central heating boiler

BATHROOM

with wash handbasin, bath, radiator, fitted carpet, airing cupboard with hot water tank, controls and old water storage tank



Total area: approx. 84.1 sq. metres (905.0 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.

SEPARATE TOILET

with low suite w.c.

BEDROOM ONE

12' 1" x 10' 9" (3.7m x 3.3m) with fitted carpet, radiator

BEDROOM TWO

14' 1" x 10' 9" (4.3m x 3.3m) measurements into bay, fitted carpet, radiator

BEDROOM THREE

7' 6" x 7' 2" (2.3m x 2.20m) with fitted carpet, radiator, built in cupboard, access to roof space

OUTSIDE

To the front of the property is a garden area with lawn and established borders. The rear garden is laid to lawn with mature shrubs and there is a garden shed and summerhouse. There is a driveway leading to

GARAGE

brick garage

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is partially double glazed, with some secondary double glazing and timber windows. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

