



King&Co.

70 ABBEY ROAD, , LN3 5XD
£140,000





DESCRIPTION

Set within the popular village of Bardney, this two double-bedroom bungalow offers generous outdoor space, off-road parking, and excellent potential. The property would benefit from a scheme of modernisation, providing an ideal opportunity for buyers to create a wonderful home tailored to their own tastes.

The accommodation comprises a kitchen-diner, living room, two double bedrooms, and a bathroom. Externally, the property features a garage and a large garden, offering plenty of space for outdoor enjoyment.

Construction - Non-Conventional Construction
 Heating - Gas fired from combi-boiler
 Off street parking and garage
 Council tax band A
 EPC rating D
 Mobile - Mobile coverage available
 Broadband - <https://checker.ofcom.org.uk/>

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255



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 double glazed throughout. 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.

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.



