



19 Edendale Gardens, Lincoln, LNI 3RN Guide Price: £90,000 (+ £750 Buyers Fee)

Description

A recently refurbished semi-detached house situated in a popular residential area to the Northern outskirts of Lincoln. The property comprises of an entrance hall, living / dining room, newly fitted kitchen and utility to the ground floor, along with three bedrooms, newly fitted bathroom and WC to the first floor. Outside the property has hard standing to the front which could be used for off street parking along with an enclosed rear garden with large shed. Please note we understand the property is of non-standard construction.

Accommodation

Ground Floor

Entrance Hall

Entrance door and double glazed window to front, stairs rising to first floor, radiator.

Living / Dining Room 6.28m x 3.22m

Double glazed windows to front and rear, coving to ceiling, two radiators.

Kitchen 3.03m x 2.80m

Double glazed windows to side and rear, stainless steel drainer sink, worktops, base and eye level storage units, four ring gas hob with oven below and extractor over, space for washing machine and dishwasher, tiled flooring, radiator.

Utility

Double glazed window and entrance door to side, storage cupboard housing boiler, under stairs storage cupboard, space for fridge freezer, radiator.

First Floor Landing

Loft access.

Bedroom One 3.78m x 3.44m

Double glazed window to front, storage cupboard, radiator.

Bedroom Two 4.36m (max) x 2.88m

Double glazed windows to rear, storage cupboard, radiator.

Bedroom Three 3.19m x 1.93m

Double glazed window to front, storage cupboard, radiator.

Bathroom

Double glazed window to rear, vanity wash basin, bath with wall mounted shower unit over, heated towel rail, tiled walls and flooring, radiator.

WC

Double glazed window to side, WC, corner vanity wash basin, tiled floor.

Outside

To the front there is gated access to a hardstanding area which could provide potential off street parking. There is gated side access leading to the enclosed rear garden with patio, tap and large garden shed.

Services

We understand the property offers mains water, electric, oil fired central heating and a septic tank.

Tenure & Possession

Freehold with vacant possession on completion

Viewing

Strictly by appointment: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or auctions@jhwalter.co.uk

Solicitors

Malachy McGill
Sills and Betteridge
18-28 Clasketgate
Lincoln
LN2 1JN

01522 542211

mmcgill@sillslegal.co.uk

Agent

James Mulhall: 01522 504360