



54 Wetherby Crescent, Lincoln

£189,950



- ▶ Semi detached house
- ▶ Popular residential area
- ▶ In need of refurbishment
- ▶ Large living / dining room
- ▶ No onward chain



3



1



1



DESCRIPTION

A three bedroom semi-detached house situated in a popular residential area which would benefit from a scheme of refurbishment throughout. It comprises of entrance hall, large living / dining room, kitchen, garden room, WC and bathroom to the ground floor, along with three bedrooms to the first floor. Outside the property has a driveway, garage, gardens to front and rear and is sold with no onward chain.

ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage cupboard, radiator.

Bathroom

Double glazed window to side, low level WC, pedestal wash basin, bath, tiled walls, radiator.

Living / Dining Room 6.67m x 3.63m

Double glazed window to front, sliding patio doors to rear, gas fire, two radiators.

Kitchen 2.73m x 2.39m

Double glazed window to rear, one and a half drainer sink, preparation work surfaces, matching base and eye level storage units, integrated oven and hob, integrated dishwasher, space for fridge freezer, tiled walls, radiator, door leading to:

Garden Room 3.49m x 2.19m

Double glazed window to rear, doors leading to front and rear, tiled flooring, electric heater, storage cupboard.

WC

First Floor

Landing

Double glazed window to side, loft access.

Bedroom One 4.56m x 3.01m

Double glazed window to front, built in wardrobes, radiator.

Bedroom Two 3.56m x 2.87m

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Three 2.64m x 2.45m

Double glazed window to rear, storage cupboards, radiator.

OUTSIDE

To the front the property has gated access leading to a paved driveway which leads to a single garage. The front garden is laid to lawn. To the rear is an enclosed lawned garden with paved patio.

TENURE

Freehold. For sale by private treaty.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

COUNCIL TAX

Band B

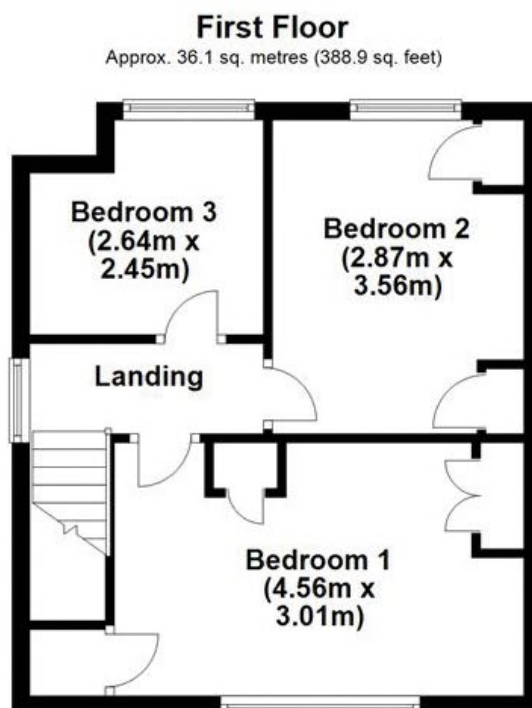
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

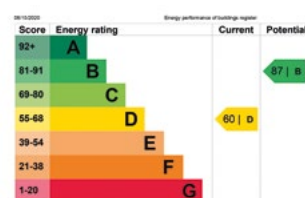
AGENT

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Approx. 60.5 sq. metres (651.4 sq. feet)



Total area: approx. 96.6 sq. metres (1040.3 sq. feet)



The graph shows the property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed," it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, tiled cavity	Average
Roof	Roof rooms, ceiling insulated	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average

<https://first-energy-certificates.digital-communities.gov.uk/energy-certificates/9030-2316-6000-2900-206>

Give one of the team a call on
01522 504304
or pop in for a chat and a cuppa



Whilst we are not here to sell mortgages, if you would like to have some free, fully independent mortgage advice we know a man who can!



IMPORTANT NOTICE

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