

01522 504304

1 Mint Lane, Lincoln, LNI IUD

jhwalter.co.uk



5 Greyling Close, Lincoln

£99,950



- ▶ Two bedroom semi-detached house
- ▶ In need of refurbishment
- ▶ Ideal first time purchase or buy to let
- ▶ Generous rear garden
- ▶ No onward chain



2



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1

## DESCRIPTION

A semi-detached house in need of refurbishment situated to the Northern outskirts of Lincoln. The property comprises of entrance hall, living room and kitchen to the ground floor, along with two bedrooms, bathroom and WC to the first floor. Outside the property has a good sized rear garden with two brick stores, the property is also sold with no onward chain.

## Ground Floor

### ACCOMMODATION

#### Entrance Hall

Front entrance door, double glazed window to side, stairs rising to first floor, under stairs cupboard.

#### Living Room

Double glazed windows to front and rear, radiator.

#### Kitchen

Double glazed window to rear, side entrance door, stainless steel sink, base and eye level storage units, space for cooker and washing machine, storage cupboard, radiator.

## First Floor

#### Landing

Double glazed window to side, loft access.

#### Bedroom One

Double glazed window to front, storage cupboard, radiator.

#### Bedroom Two

Double glazed window to rear, airing cupboard, radiator.

#### Bathroom

Double glazed window to rear, bath, pedestal wash basin, radiator.

#### WC

Double glazed window to rear, WC.

## OUTSIDE

To the front is a lawned garden with path leading to the front door. Gated side access leads to two brick stores and a good sized lawned rear garden.

## 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

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

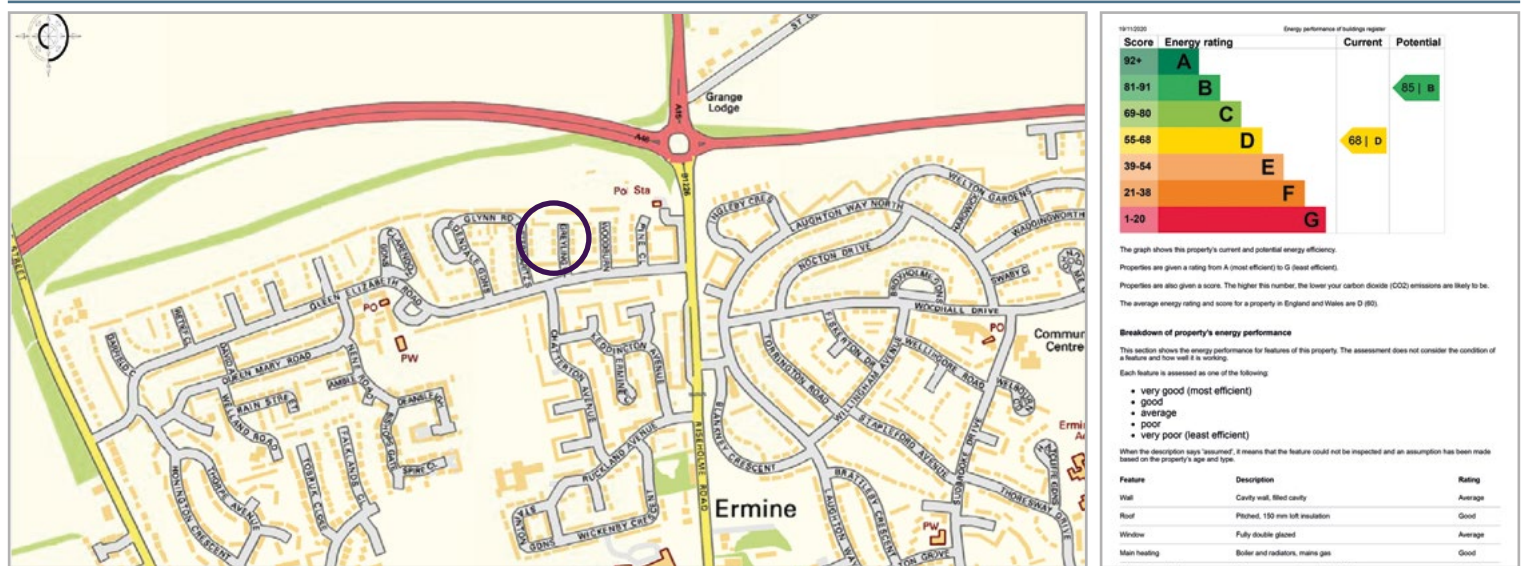
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## VIEWING PROCEDURE

Viewing of the property is recommended, please contact a member of the agency team to organise on 01522 504304.

## AGENT

James Drabble  
01522 504304  
info@jhwalter.co.uk



## Need to know more??

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



## Money talks...

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!



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JHWalter LLP | 1 Mint Lane | Lincoln LNI 1UD  
DX 11056 Lincoln | E info@jhwalter.co.uk  
T 01522 504304 | F 01522 512720  
www.jhwalter.co.uk