

Arboretum Avenue, Lincoln, LN2

£125,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

Ideal Investment/1st Time Buy - Generously proportioned (approx 1,250 sq ft) traditional terraced house laid out over 3 FLOORS and is being offered for sale with NO CHAIN - 2 reception rooms - good size kitchen - lean to conservatory - 2 1st floor double bedrooms - family bathroom - 2nd floor double

Key features:

- ideal investment/1st time buy
- very sought after location
- 3 storey
- no chain
- Cathedral Views

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band B (£127.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Ideal Investment/1st Time Buy - Generously proportioned (approx 1,250 sq ft) traditional terraced house laid out over 3 FLOORS and is being offered for sale with NO CHAIN - 2 reception rooms - good size kitchen - lean to conservatory - 2 1st floor double bedrooms - family bathroom - 2nd floor double bedroom with views to Cathedral - enclosed rear gardens - gas central heating - sought after location

Entrance door into private side passage serving only this property offering a secure place for bike storage etc, door into entrance hall and access into the rear gardens

Hallway with stairs to 1st floor having large cupboard under, doors to lounge and 2nd reception room

Lounge with walk in bay window to front and feature fireplace

2nd Reception room with feature fireplace, window to rear

Kitchen is a generously proportioned galley style with fitted eye and base level units, rolled edge worktops with inset sink and drainer, window to rear, door into

Lean To/Conservatory with door into rear garden

1st floor with doors to 2 bedrooms and bathroom, stairs to 2nd floor

Bedroom 1 is a good size double bedroom with fitted wardrobes to one wall, window to front

Bedroom 2 with window to rear

Bathroom with fitted white suite of wash hand basin, low level toilet, shower cubicle, window to rear

On the 2nd Floor there is a further Double Bedroom with window overlooking the rear gardens and views of the Cathedral in the distance

Externally there is a buffer garden to front and gardens to rear

Floor plan:



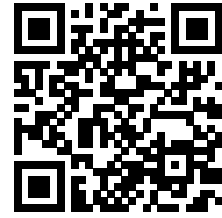
Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	77
(55 to 68) D	
(39 to 54) E	48
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	71
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	39
(1 to 20) G	
Not environmentally friendly - higher CO2 emissions	
England & Wales	EU Directive 2002/91/EC

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