



2 bed detached bungalow to buy

Marjorie Avenue, Lincoln, Lincolnshire,
LN6 7SD

£145,000 Starting Bid

🛏 x 2 🚿 x 1 🚿 x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ Two Bed Detached Bungalow
- ✓ Fitted Kitchen & Shower Room
- ✓ Driveway & Garage
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A two Bedroom Detached Bungalow positioned in this popular location just off Boultham Park Road, to the centre of the historic Cathedral City of Lincoln. The property is being sold with no onward chain and requires modernisation. The internal accommodation briefly comprises of Entrance Hall, bay fronted Lounge, two well-appointed Bedrooms, larger than average Conservatory, Shower Room and Kitchen. Outside there is a driveway providing ample off road parking and giving access to the integral garage and a rear garden.

LOCATION The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

SERVICES

Mains electricity, water and drainage. Gas central heating. Solar panels.

ENTRANCE HALLWAY With UPVC window to the front aspect and doors to the kitchen and lounge.

LOUNGE 14' 0" x 11' 6" (4.28m x 3.53m) With UPVC bay window to the front aspect, radiator and gas fire.

KITCHEN 8' 1" x 10' 3" (2.48m x 3.13m) With UPVC windows to the front and side aspects, fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer, mixer tap, spaces for a cooker and washing machine and wall mounted cupboards with complementary tiling below.

HALLWAY With airing cupboard and doors to the kitchen, shower room and two bedrooms.

BEDROOM 1 9' 3" x 11' 6" (2.84m x 3.53m) With double glazed window to the conservatory, radiator and a range of fitted bedroom furniture.

BEDROOM 2 8' 9" x 10' 3" (2.67m x 3.13m) With UPVC sliding doors to the conservatory and radiator.

CONSERVATORY 8' 11" x 21' 4" (2.73m x 6.51m) With door to the garage, UPVC windows and double doors to the rear garden, tiled flooring and a wall mounted gas heater.

SHOWER ROOM 6' 1" x 5' 2" (1.87m x 1.58m) With UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, partly tiled walls, extraction fan and a radiator.

OUTSIDE There is a hardstanding/driveway to the front providing ample off road parking and giving access to the garage. To the rear of the property there is a garden with paved seating areas and two sheds.

GARAGE 16' 0" x 8' 3" (4.89m x 2.54m)

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

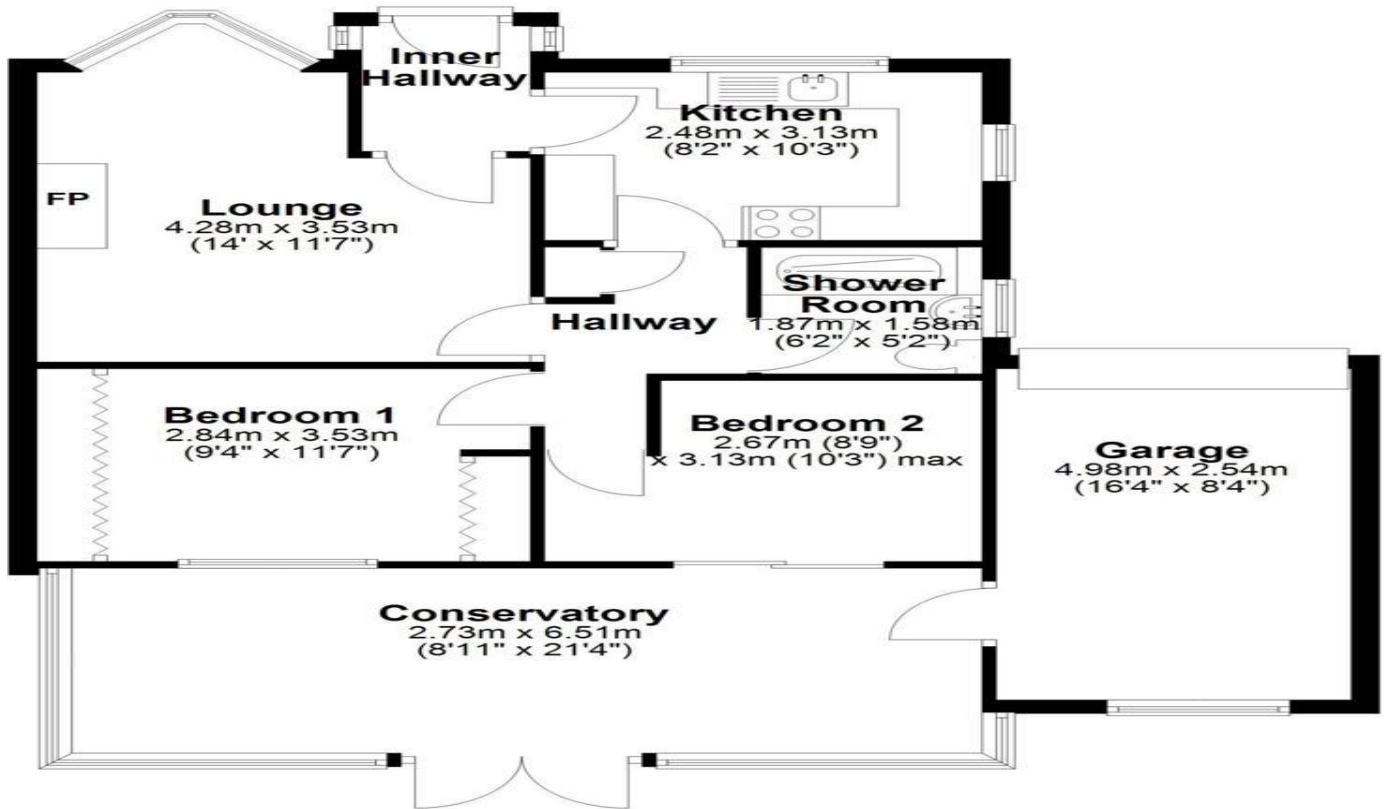
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Ground Floor



For Illustration Purposes Only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Marjorie Avenue, Lincoln, Lincolnshire, LN6 7SD

Contact your local branch today for more information on this property:

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