



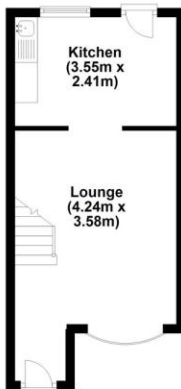
King & Co.
ESTATE AGENTS

15 CHESNEY ROAD, LINCOLN, LN2 4RX
ASKING PRICE OF £129,950

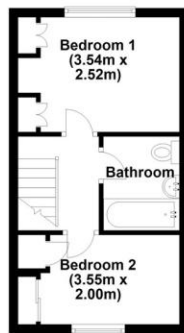




Ground Floor
Approx. 25.9 sq. metres (278.5 sq. feet)



First Floor
Approx. 24.3 sq. metres (261.2 sq. feet)



Total area: approx. 50.1 sq. metres (539.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUz.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

INFORMATION

Council Tax Band - A

EPC - D66

Construction - Cavity

Tenure - Freehold

Parking - One off road parking space to front of the property

The property is entered via uPVC front door leading to;

ENTRANCE HALLWAY

With laminate flooring and coat hooks.

KITCHEN

10' 5" x 7' 10" (3.182m x 2.4m) With window to rear elevation, electric cooker point and having a range of base and wall units. Also including part-tiled walls behind the units and laminate flooring. Also with door to rear garden.

LOUNGE

14' 0" x 8' 11" (4.27m x 2.73m) With window to front elevation, laminate flooring, picture rails and beams to the ceiling. Also benefitting from under-stairs storage. Open tread staircase with carpet leading to;

FIRST FLOOR LANDING

With access to roof space.

BEDROOM 1

12' 1" x 8' 2" (3.7m x 2.5m) With window to front elevation, fitted carpet, radiator, a range of built-in wardrobes and dressing table with mirror over.

BATHROOM

Fitted with walk in bath with shower over, pedestal wash basin, low slung WC and vinolay flooring.

BEDROOM 2

5' 10" x 10' 2" (1.8m x 3.1m) Having fitted wardrobe and cupboard housing central heating boiler (which has been condemned)+ water tank.

OUTSIDE

To the front of the property is a small garden with block paved parking space.

To the rear of the property is a pebbled garden area with shed and access to the rear path

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ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.