



King&Co.

29 DRYDEN AVENUE, LINCOLN, LN2 4DZ  
£159,950







#### INFORMATION

- ~ Council Tax Band: A
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C71
- ~ Property currently tenanted
- ~ Sold with vacant possession or with tenant in situ

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>



#### ENTRANCE HALL

Entered via a uPVC front door, giving access to:

#### LOUNGE

12' 3" max x 11' 10" max (3.74m max x 3.62m max) With window to front elevation, laminate flooring and radiator. Giving access to:

#### KITCHEN

15' 1" x 7' 4" max (4.6m x 2.26m max ) With range of base and wall units, stainless steel sink and drainer unit, plumbing for an automatic washing machine, electric fan oven, 4 ring gas hob with extractor fan above.



Also benefiting from door to rear garden, window to rear elevation, under-stairs storage area, laminate flooring and radiator.

### **BEDROOM 1**

12' 0" x 10' 9" (3.67m x 3.28m) With fitted wardrobe - also housing logic combi boiler- fitted carpet, window to front elevation, and radiator.

### **BEDROOM 2**

9' 4" x 8' 11" (2.85m x 2.72m) With window to rear elevation, fitted carpet, and radiator

### **BATHROOM**

6' 2" x 5' 11" (1.89m x 1.81m) With low suite WC, panelled bath with shower over, ladder style towel radiator, wall mounted basin with medicine cabinet above, extractor fan, window to rear elevation and tiled flooring.

### **OUTSIDE**

To the front of the property is a driveway big enough for 2 cars. The rear garden benefits from being mostly laid to lawn and a summer house.

### **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.

### **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**

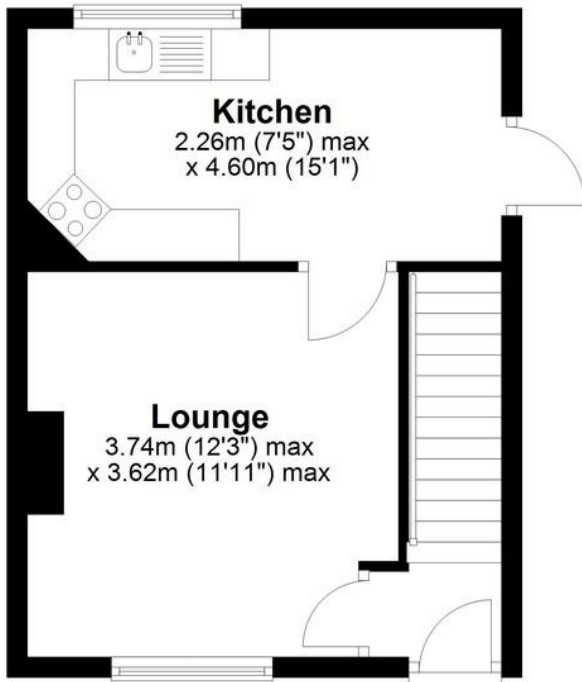
Strictly by prior appointment through the Agents office on 01522 525255





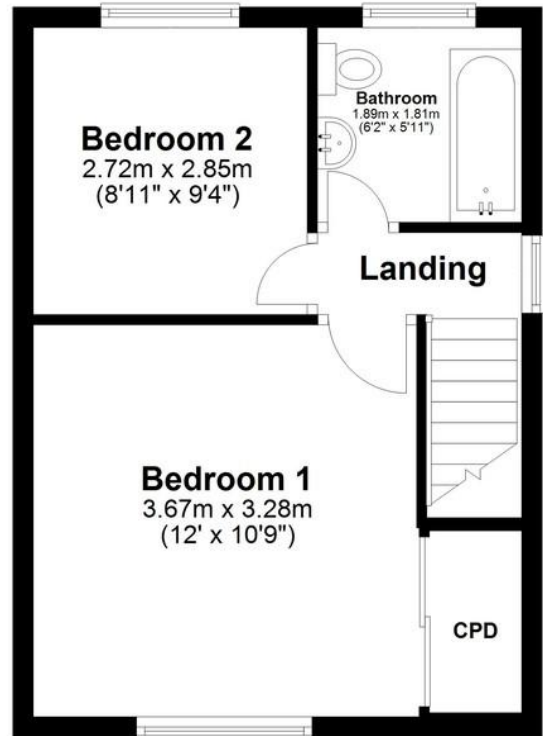
## Ground Floor

Approx. 28.2 sq. metres (303.0 sq. feet)



## First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 59.1 sq. metres (636.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC