



King & Co.
ESTATE AGENTS

16 RUSKIN AVENUE, LINCOLN, LN2 4DA
ASKING PRICE OF £159,950





ENTRANCE HALL

Having fitted carpet with coat hooks on the wall and housing the electricity meter box



LOUNGE

13' 11" x 11' 10" (4.26m x 3.63m) Having a feature brick fire place with coal effect fire and tiled hearth, fitted carpet, radiator and window to the front elevation.

DINING ROOM

11' 3" x 9' 11" (3.45m x 3.04m) With inset coal effect fire, fitted carpet, radiator and TV point, opening into;



KITCHEN

13' 4" x 6' 7" (4.08m x 2.03m) Having an additional under stairs storage area; a variety of base and wall units with a four ring gas hob and inset single oven, plumbing for automatic washing machine, sink with mixer taps and draining area set into worktops.

Also with: appropriate wall tiling between base units and wall units with decorative tiles, extractor fan, pine ceiling with circular ceiling lights.

INNER HALLWAY

With 'Baxi' wall mounted boiler, radiator, shelving and coat hooks



CLOAKROOM

With pedestal wash hand basin, low level WC, radiator and vino-lay to the floor

BEDROOM ONE

12' 8" x 10' 2" (3.87m x 3.11m) With fitted carpet, radiator and built in wardrobes and cupboards.

BEDROOM TWO

12' 0" x 8' 9" (3.67m x 2.67m) With fitted carpet, radiator and built in cupboards.

BEDROOM THREE

8' 2" x 9' 0" (2.49m x 2.76m) Having a fitted carpet and window to the rear elevation.



BATHROOM

With a pedestal wash hand basin and low level WC, shower cubicle with half tiled wall, electric heated radiator and vino-lay to the floor.

GARAGE

With timber double doors

OUTSIDE

Having a driveway to the side of the property with gates giving access to the rear. The back garden is laid mainly to lawn with mature shrubs and borders. There is also a shed and summerhouse.



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

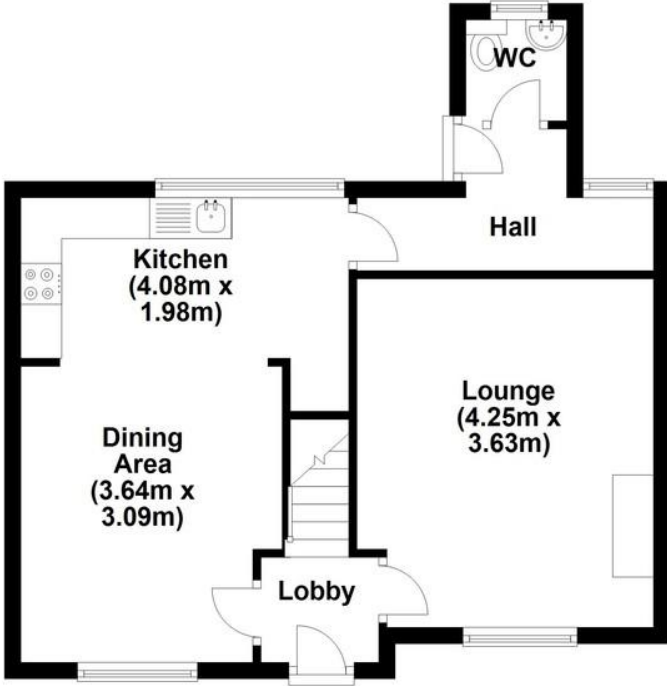
ANTI MONEY LAUNDERING

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.



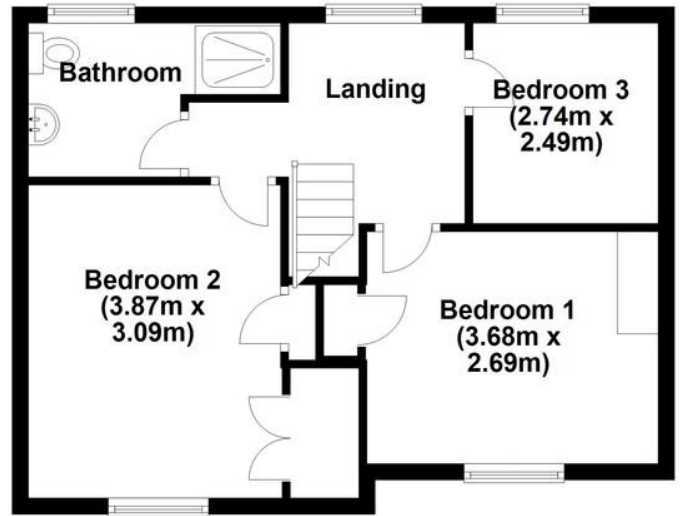
Ground Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 88.6 sq. metres (954.0 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 PlanUp.

