



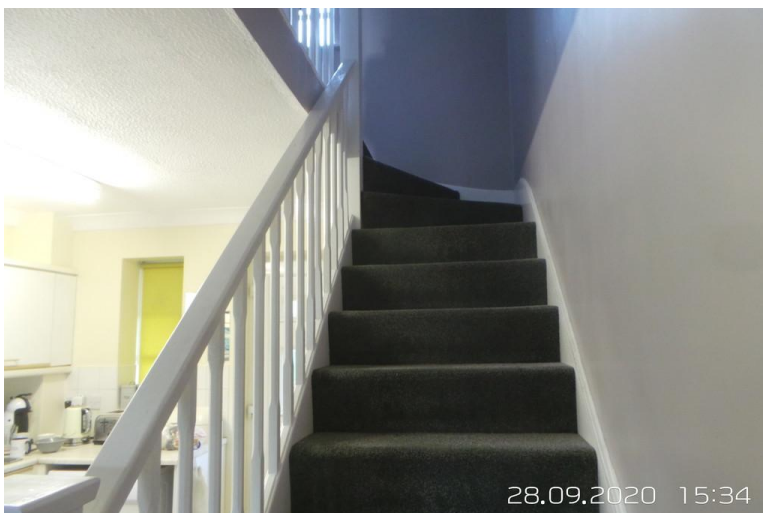
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King & Co.
ESTATE AGENTS

35 TURNBURY CLOSE, LINCOLN, LN6 0FE
ASKING PRICE OF £109,950



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A one bedroomed end town house having the benefit of a garden to the rear and side of the property. Electric Storage heating. Good sized bedroom and bathroom with shower over the bath. Fitted kitchen. Double glazed throughout

KITCHEN

10' 0" x 8' 0" (3.06m x 2.44m) having a range of base and wall units incorporating a stainless steel single drainer sink unit with mixer taps, inset single oven with four ring electric hob. Plumbing for automatic washing machine. Storage cupboard, vinyl to floor

LOUNGE

10' 1" x 10' 8" (3.08m x 3.274m) with storage heater, fitted carpet, window overlooking the garden and door leading to the garden area.

STAIRS

The stairs lead from the Lounge to the first floor landing with fitted carpet, airing cupboard with lagged tank and shelving

BEDROOM

11' 9" x 10' 9" (3.6m x 3.28m) with fitted carpet, storage heater



BATHROOM

with coloured suite having a panelled bath with shower over, low suite w.c., pedestal wash hand basin, fan heater

OUTSIDE

To the front of the property there is a small garden area together with parking. The rear garden is low maintenance with paving, garden shed.

SERVICES

Mains electricity, water, drainage are connected to the property. Heating is provided by means of electric storage heaters. 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.

