



Hillside Avenue, Lincoln LN2 5PT

welcome to

Hillside Avenue, Lincoln

Situated in a highly sought after area near to Lincoln County Hospital with local access to a range of amenities is this detached bungalow, enjoying rear garden, driveway parking, garage and double bedrooms!



William H Brown are delighted to present this two bedroom detached bungalow within a desirable area, close to Lincoln County Hospital and a wide range of amenities. Briefly comprising of a hall, shower room, lounge, kitchen and two double bedrooms, this property is an ideal investment opportunity or first time buy. Externally, this property benefits from fully enclosed and spacious gardens with a pathway to the front door, areas of lawn extending to the sides, a single garage and driveway. Early internal viewing is strongly recommended to appreciate this property in full.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom



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welcome to

Hillside Avenue, Lincoln

- MODERN DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING & GARAGE
- SOUGHT AFTER LOCATION NEAR TO LINCOLN COUNTY HOSPITAL
- IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME BUY

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR123992



Property Ref:
LCR123992 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk