



**Camwood Crescent, LINCOLN LN6 0PH**



**welcome to**

**Camwood Crescent, LINCOLN**

Early viewing is essential for this well presented upper floor flat, situated within a popular residential area with a wide range of amenities nearby. Being an ideal first time buy or investment opportunity, this property boasts generous bedrooms and no onward chain!



**Entrance Hall**

With laminate flooring and radiator.

**Kitchen**

With anti slip vinyl flooring, part tiled walls, fitted gas hob and oven, room for washing machine and dishwasher, double glazed window to the rear and breakfast bar.

**Lounge**

With double glazed window to the side, carpet flooring and radiator.

**Bedroom One**

With double glazed window to the side, radiator and carpet.

**Bedroom Two**

With double glazed window to the rear, radiator and vinyl flooring.

**Bathroom**

With part tiled walls, shower over bath, wash hand basin, WC and obscure window to the side.



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welcome to

## Camwood Crescent, LINCOLN

- TWO GENEROUS BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- LOCAL TRANSPORT LINKS & SCHOOLING.
- NO ONWARD CHAIN
- UPPER FLOOR FLAT

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 370.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR123232 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**