



West Parade, LINCOLN LN1 1QS

welcome to

West Parade, LINCOLN

Early viewing is essential for this terraced home located within the ever popular and well serviced west end area of Lincoln. Benefiting from no onward chain, this property presents a fantastic opportunity for first time buyers and investors.



Situated within the highly sought after west end area of Lincoln is this three/four bedroom terraced home, enjoying local access to a wide range of amenities such as shops, eateries and public houses as well as being a short distance from the University of Lincoln, Lincoln Cathedral and their surrounding amenities. The property in brief comprises: entrance porch, entrance hall, lounge/fourth bedroom, living room, kitchen, utility, bathroom and three bedrooms and a bathroom upstairs. Outside, this property benefits from a low maintenance, wall enclosed rear garden with a patio area ideal for seating and gravel surround. 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 Passage

Entrance Hall

Lounge / Bedroom Four

Living Room

Kitchen / Breakfast Room

Utility Room

Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Outside

Agent's Note



view this property online williamhbrown.co.uk/Property/LCR124455



welcome to

West Parade, LINCOLN

- C4 LICENSE
- NO ONWARD CHAIN
- TRADITIONAL TERRACED HOME
- THREE/FOUR BEDROOMS
- TWO BATHROOMS

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

offers over
£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR124455



Property Ref:
LCR124455 - 0004

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 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



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



williamhbrown.co.uk