



**16 Tennyson House, Tennyson Drive, Dunholme, Lincoln, LN2 3SF - Guide Price £87,000 (+ £750 Buyers Fee)**

**Description**

Set over two floors this apartment offers a great opportunity for an investor or first time buyer to purchase within the popular village of Dunholme. Accommodation briefly comprises kitchen, lounge/diner to the first floor with two bedrooms and a bathroom to the second floor. Outside offers on street parking, a rear garden, use of further communal areas and a further storage area on the ground floor.

**Directions**

Follow the A46 Lincoln to market Rasen Road until you reach a left hand turn to Welton. Stay on Lincoln road until you reach a right hand turn onto Honeyholes Lane. Finally turn left onto Tennyson Drive and the property is on your left with access from the right hand stairwell via the intercom.

**Accommodation**

First floor

**Hallway**

With double radiator, built-in storage cupboard, door to:

**Kitchen 2.88m x 2.64m**

Double glazed casement window to front elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, single radiator, extractor, part tiled walls.

**Lounge/diner 4.55m max by 4.33m max**

Double glazed casement window to rear elevation, electric fire, double radiator.

**Second floor**

**Bedroom One 3.93m x 3.34m**

Double glazed casement window to rear elevation, single radiator, built-in wardrobes.

**Bedroom Two 3.88m x 2.64m**

Double glaze casement window to front elevation, single radiator, airing cupboard housing ideal boiler.

**Bathroom 1.85m x 1.72m**

Double glazed casement window to front elevation, three-piece suite comprising panelled bath with shower over, wash basin in vanity unit, low flush WC, heated towel rail, part tiled walls, extractor.

**Landing**

With loft access.

**Outside**

The front elevation offers on street parking and a small storage area under the stairwell. The rear elevation offers a garden area as well as access to the communal garden area.

**Tenure and possession**

The property is sold leasehold subject to a 125 year lease which commenced on the 25 March 1998.

**Service charge**

The service charge is payable to Acis and from March 2018 – March 2019 was £186.46 which covered Lighting, Insurance, Automatic door maintenance, Admin costs and Ground rent.

**Services**

The property has mains gas, water, electricity and mains sewer connections.

**Tenure & Possession**

Freehold with vacant possession upon completion.

**Viewing**

Strictly by appointment with the Auctioneers. Tel: 01522 504360

**Completion Date**

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

**Auction Bidder Identity Check**

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or auctions@jhwalter.co.uk

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