



12 Wordsworth Road, Cherry Willingham, Lincoln

£165,000



- ▶ Three bedroom end terrace
- ▶ Detached Garage and Driveway
- ▶ Excellently presented
- ▶ Sought after village location
- ▶ Enclosed rear garden





DESCRIPTION

A modern semi-detached house occupying a corner plot within the sought after village of Cherry Willingham. The property benefits from excellently maintained accommodation comprising briefly of entrance hall, living room, kitchen diner, rear lobby and cloakroom to the ground floor, along with three bedrooms and bathroom to the first floor. Outside the property has a driveway providing parking for two vehicles which leads to a single detached garage, along with gardens to the front and side, and an enclosed rear garden.

ACCOMMODATION**Entrance Hall**

Entrance door to front, wood effect flooring, stairs rising to first floor, radiator.

Living Room 3.74m x 3.64m (max)

Double glazed window to front, wood effect flooring, under stairs storage cupboard, coving to ceiling, radiator.

Kitchen Diner 3.69m x 3.04m

Double glazed window to rear, drainer sink inset to preparation work surfaces, matching base and eye level storage units comprising of cupboards and drawers, integrated five ring gas hob with oven below and extractor over, tiled splash backs, space for fridge freezer, washing machine and dishwasher, wood effect flooring, radiator.

Rear Lobby

Door leading to garden, wood effect flooring, radiator.

WC

Low level WC, wash basin with tiled splash back, wood effect flooring, radiator.

First Floor Landing

Loft access, airing cupboard housing hot water cylinder and shelving.

Bedroom One 3.37m x 2.69m

Double glazed window to rear, built in wardrobe, radiator.

Bedroom Two 2.88m x 2.69m

Double glazed window to front, built in wardrobe, radiator.

Bedroom Three 2.23m x 1.99m

Double glazed window to rear, radiator.

Bathroom 1.97m x 1.70m

Double glazed window to front, low level WC, pedestal wash basin, bath with wall mounted shower unit over, shower rail and curtain, tiled walls, extractor, radiator.

OUTSIDE

To the front the property is accessed via a driveway providing parking for two vehicles which leads to a single detached garage. The property benefits from gardens to the front and side, and there is gated side access leading to an enclosed rear garden which is mainly laid to lawn with paved seating area, fenced perimeter and an outside tap.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

TENURE

Freehold, sold with vacant possession.

COUNCIL TAX

Band A

VIEWING PROCEDURE

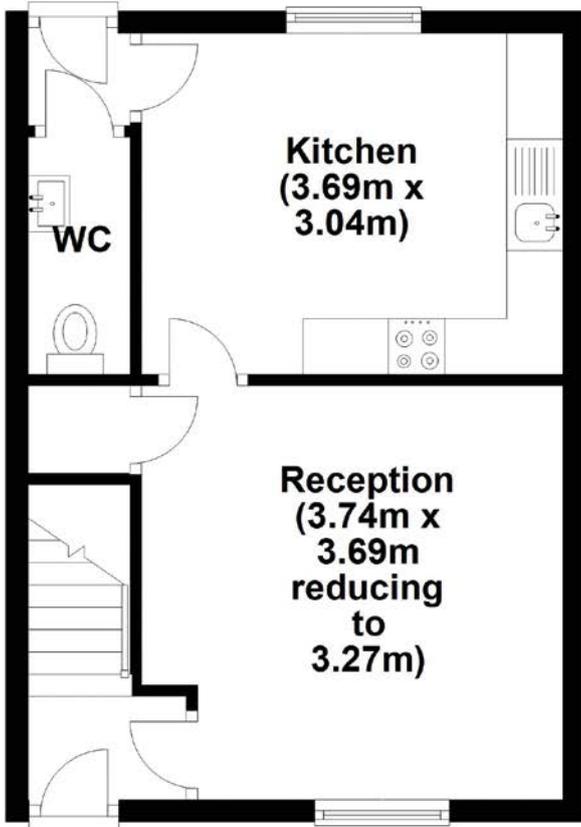
Viewing of the property is recommended, please contact a member of the agency team to organise on 01522 504304.

AGENT

James Drabble 01522 504304 info@jhwalter.co.uk

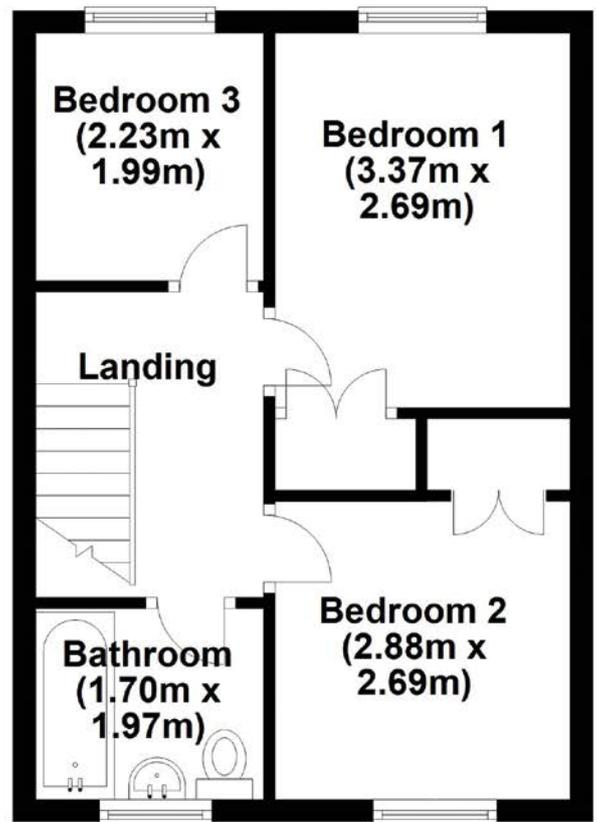
Ground Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



Energy Performance Certificate

12, Wordsworth Road
Cherry Willingham
LINCOLN
LN3 4GR

Dwelling type: End terrace house
Date of assessment: 29 March 2012
Date of certificate: 29 March 2012
Reference number: 2118-507-8317-6302-8974
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂ Rating)	
Current	Potential	Current	Potential
A	B	D	C
73	74	74	78

Energy use	Current	Potential
Energy use	149 kWh per year	148 kWh per year
Carbon dioxide emissions	2.1 tonnes per year	1.9 tonnes per year
Lighting	£85 per year	£41 per year
Heating	£204 per year	£202 per year
Hot water	£115 per year	£105 per year

You could save up to £56 per year

The squares in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating period, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with repairs, maintenance or safety inspections. Always check the certificate date because fuel costs can change over time and energy saving recommendations will evolve.

Recommended to look for the Energy Saving Trust Recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Need to know more??

Give one of the team a call on
01522 504304
or pop in for a chat and a cuppa



Money talks...

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