

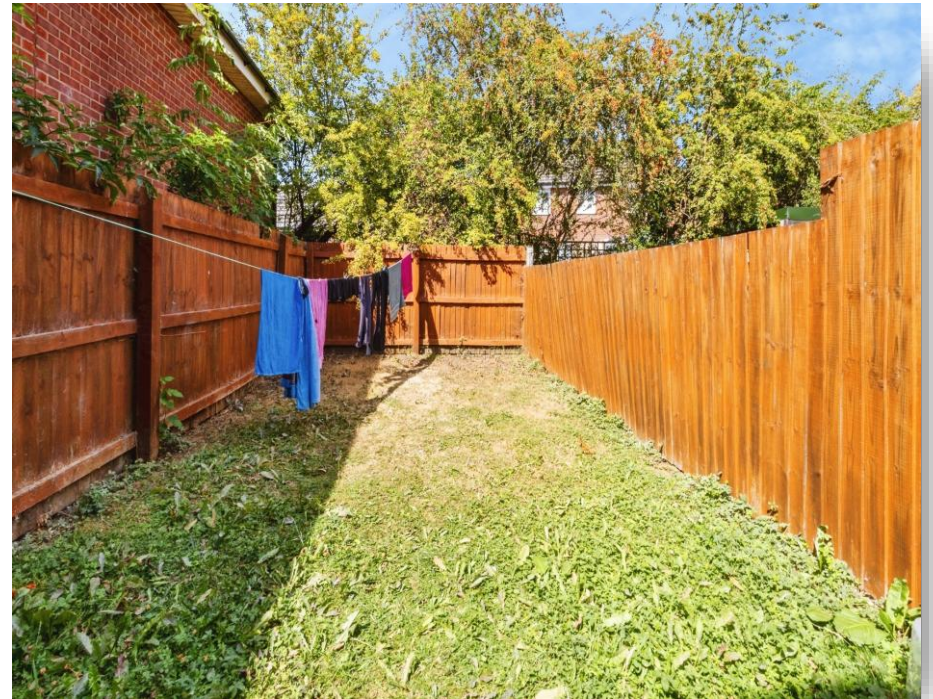


Gabriel Crescent, Lincoln LN2 4ZD

welcome to

Gabriel Crescent, Lincoln

Early viewing is essential for this modern family home situated within the well serviced and popular uphill Lincoln area. Boasting well presented accommodation throughout, en suite to the master bedroom, rear garden detached garage, driveway parking and no onward chain!



Situated within the highly sought after uphill Lincoln area is this well presented three/four bedroom townhouse, enjoying local access to a wide range of amenities such as the Carlton Centre, parks, supermarkets, eateries, gyms and public houses as well as transport links and schooling. The property in brief comprises: entrance hall, convenient utility/wc, modern open plan kitchen/living space and double doors opening to the rear garden, separate lounge/fourth bedroom, main bedroom with en suite, a further two bedrooms and a family bathroom. Outside, this property benefits from a driveway providing off road parking, a detached garage and a low maintenance enclosed rear garden. Early internal viewing is strongly recommended to appreciate this property and its location 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

Toilet / Utility

Kitchen / Dining Room

Landing

Bedroom Three

Bathroom

Reception Room

Bedroom Two

Bedroom One

En Suite To Bedroom One

Garage

Rear Garden



view this property online williamhbrown.co.uk/Property/LCR124466



welcome to

Gabriel Crescent, Lincoln

- WELL PRESENTED END-TERRACED FAMILY HOME
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- DETACHED GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR124466



Property Ref:
LCR124466 - 0002

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