

LOT

27 Mendip Avenue, North Hykeham, Lincoln LN6 9SZ

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Guide price\* £145,000+



**A three bedroom semi-detached with parking now requiring refurbishment and improvement but offers potential.**

**Description**

A three bedroom semi-detached home with no upward chain and has off road parking and garage. There is double glazing, central heating and the property and gardens now require a full scheme of refurbishment and improvement. This property will appeal to investors, landlords or those parties looking for a project. The area is popular with young professionals and families.

**Location**

North Hykeham is a town and is approximately five miles from the cathedral city of Lincoln and thirteen miles from the town of Newark. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains

to London and Edinburgh from Newark Northgate and an array of excellent local amenities and facilities.

**Accommodation**

**Ground Floor** Hall, ground floor WC, stairs to the first floor, living room, fitted kitchen, separate dining room with doors to the garden.

**First Floor** Landing, three bedrooms and a bathroom/ WC with suite in white.

**Outside** Patio to the rear garden which is now overgrown with lawn and patio, driveway and garage.

**Tenure**

TBC

**EPC**

Energy Efficiency Rating tbc

**Auction Valuer**

Lucy Crapper ANAVA

**Viewing**

External Viewings initially, we are hoping to gain internal access prior to auction so please register with us if you wish to be contacted. Call our joint agent Bairstow Eves Lincoln 01522 620 186 For any other auction enquiries please call the auction team on 0114 254 1185 Any viewers of this property are strongly advised to take extra care due to its landscape. Suitable footwear is required and no children permitted. Blundells Auctions, Bairstow Eves Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the house or garden.

