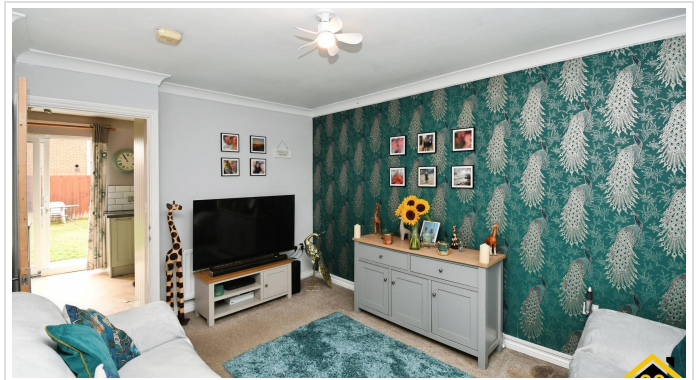


3 Bed Terraced In Brockenhurst Close Birchwood, Lincoln, LN6 0WB £95,000







## SHORT DESCRIPTION

Property Ref: 15436 Beautiful Three-Bedroom Home in Birchwood, Lincoln. Brockenhurst Close, Birchwood, Lincoln, Lincolnshire LN6. We are delighted to present this spacious three-bedroom home, set within the popular residential area of Birchwood. Offering a well-planned layout across two floors with a gross external floor area of approximately 82 square metres, this property combines practicality with comfort, making it an excellent choice for families, first-time buyers, or investors. Ground Floor Upon entering the property, you are welcomed by an entrance lobby that leads into a bright and inviting lounge, ideal for both everyday living and entertaining guests. The fitted kitchen offers a functional layout with ample worktop and storage space, perfect for family meal preparation. A cloakroom adds further convenience to the ground floor. First Floor Upstairs, the property provides three well-proportioned bedrooms, ensuring flexibility for family living, a home office, or guest accommodation. A modern family bathroom completes the first floor. External Features The property enjoys an enclosed rear garden, providing a private and secure outdoor space ideal for relaxation, children's play, or entertaining. To the front, there is an open garden area and the additional benefit of off-street parking. Location Situated in the well-connected area of Birchwood, the home offers easy access to local amenities, schools, shopping facilities, and transport links into Lincoln city centre and beyond. Its convenient location makes it highly desirable for those seeking a balance between suburban living and city accessibility. This home at Brockenhurst Close represents an excellent opportunity to secure a comfortable and versatile residence in a sought-after Lincolnshire location. Property Type: Terraced Full selling price: £190000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £95000.00 Monthly rent based on 50% share: £166.07 Remaining lease (In Years): 74. May need to contribute to a lease extension, depending on your mortgage company's terms and conditions. Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £427.80 Council tax band: A EPC rating: D Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

1

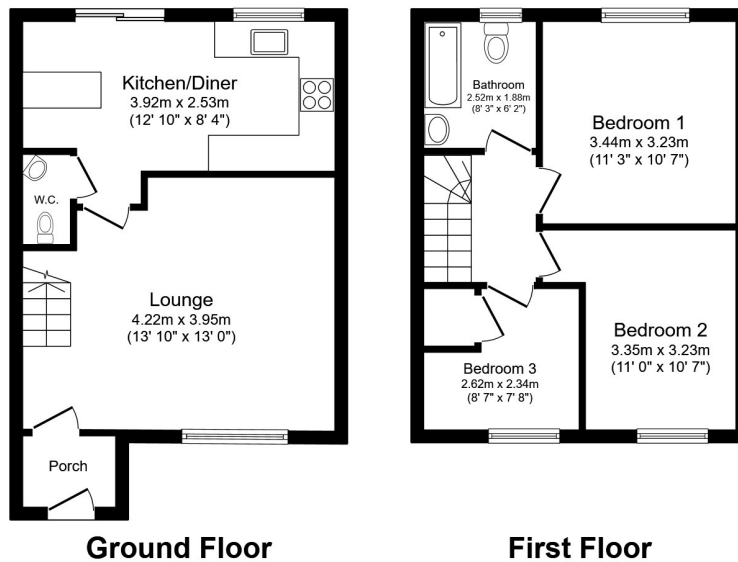
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 73.1 sq.m. (787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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