



Pygott  
& Crone  
FOR SALE  
0800 9177 404



169 Woodfield Avenue  
Lincoln, Lincolnshire, LN6 0LU

£155,000

## 2 Bedroom Semi-Detached House

- Freehold
- Two Bedroom Semi-Detached
- Spacious throughout
- Two good size double bedrooms
- Generous external space
- Good investment opportunity
- Ideal first time buy
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 169 Woodfield Avenue, Lincoln, Lincolnshire, LN6 0LU](#)



## Overview

\*\*\* IDEAL FIRST HOME \*\*\* NO ONWARD CHAIN \*\*\*

Two bed semi-detached house being sold with NO ONWARD CHAIN. The property is located in the popular area of Birchwood and benefits from off road parking, a large rear garden and Gas Central Heating.

Internally, accommodation comprises of a small entrance hallway, kitchen/diner, living room, 2 bedrooms and a bathroom.

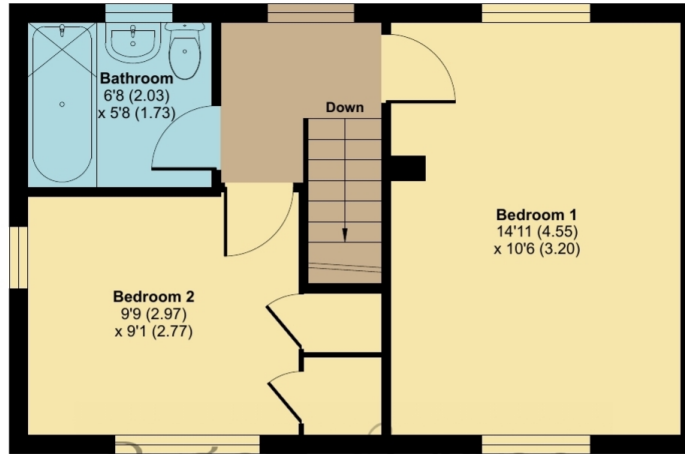




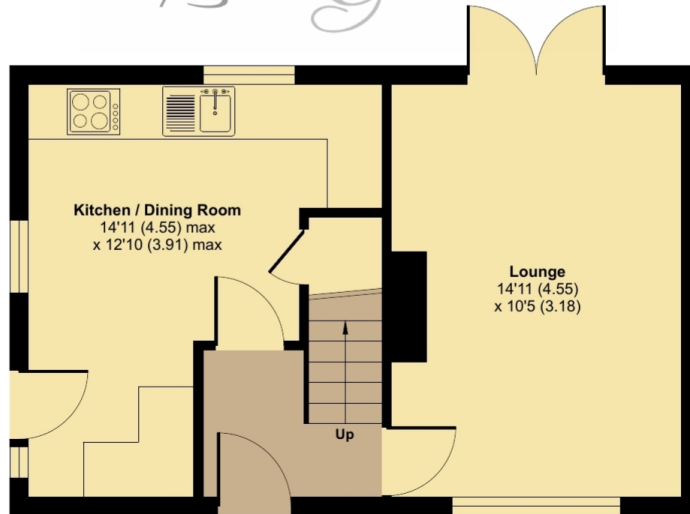
# Woodfield Avenue, Lincoln, LN6

Approximate Area = 710 sq ft / 65.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Pygott & Crone. REF: 1206626



A woman with blonde hair is smiling and looking at a laptop. The background is dark grey. The Pygott Crone logo is in the top left. To its right is a 'Platinum Trusted Service Award 2021' badge from feefo with five stars. Below the logo and badge is the text 'Book your free, property valuation.' followed by three service icons: a calendar for '24/7 Customer Service', a hand holding a coin for '£0 Upfront Fees to Pay', and a house for 'On average, 98% of asking price achieved'.

## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Bianca van Tonder**  
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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is on the market with our Lincoln branch

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