



59 Uffington Avenue  
Lincoln, Lincolnshire, LN6 0AG

Guide Price  
£125,000

## 3 Bedroom End Of Terrace House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- 3 Bedroom End of Terrace
- Open Plan Lounge/Dining Room
- Kitchen & Utility Area
- Driveway Parking & Car Port
- No Onward Chain
- Highly Sought After Location
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 59 Uffington Avenue, Lincoln, Lincolnshire, LN6 0AG](#)



## Overview

Modern Method Of Auction - T & C's Apply - Pygott and Crone are pleased to present this deceptively spacious family home, ideally situated in a highly sought-after residential area and offered for sale with no onward chain.

The accommodation briefly comprises: entrance hallway, open-plan lounge/dining room with utility area, fitted kitchen, rear porch, three well-proportioned bedrooms, and a family bathroom.

Outside, the property benefits from a generous driveway providing ample off-road parking, a car port with a garage-style door, and a range of useful outbuildings.

Uffington Avenue enjoys a convenient location close to an excellent selection of local amenities, with both primary and secondary schools within easy walking distance.





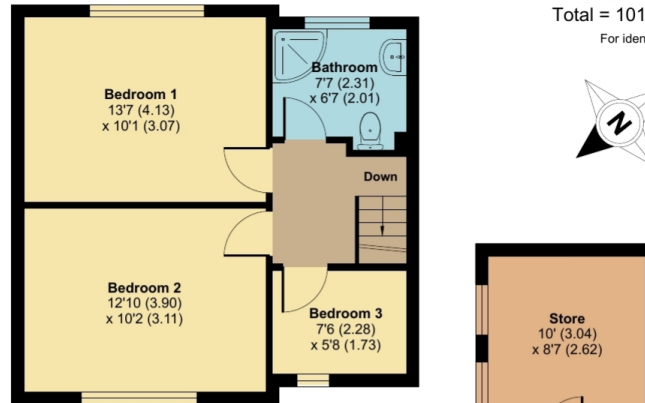
# Uffington Avenue, Lincoln, LN6

Approximate Area = 929 sq ft / 86.3 sq m (excludes carport)

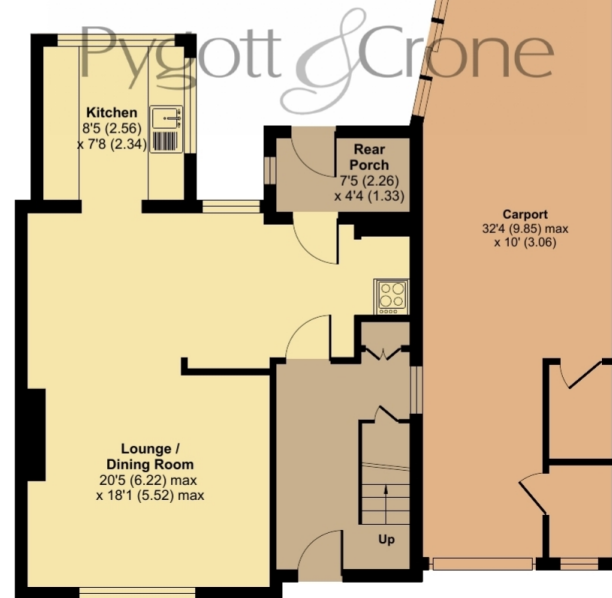
Store = 86 sq ft / 7.9 sq m

Total = 1015 sq ft / 94.2 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). © nctchem 2025. Produced for Pygott & Crone. REF: 1373057



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Entrance Hall



## Location



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



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59 Uffington Avenue, Lincoln  
is on the market with our Lincoln branch

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