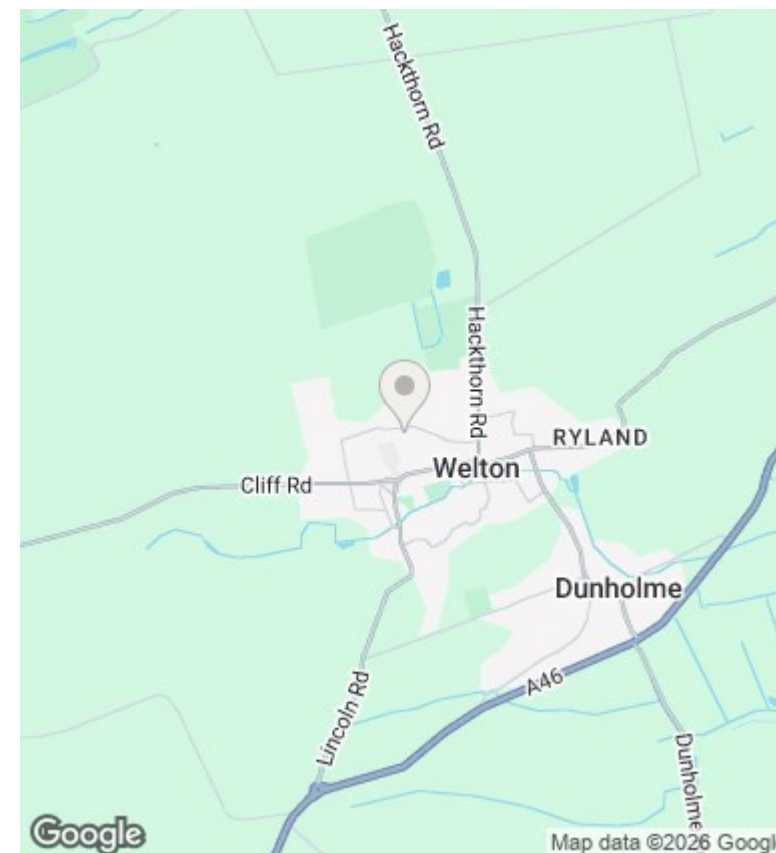
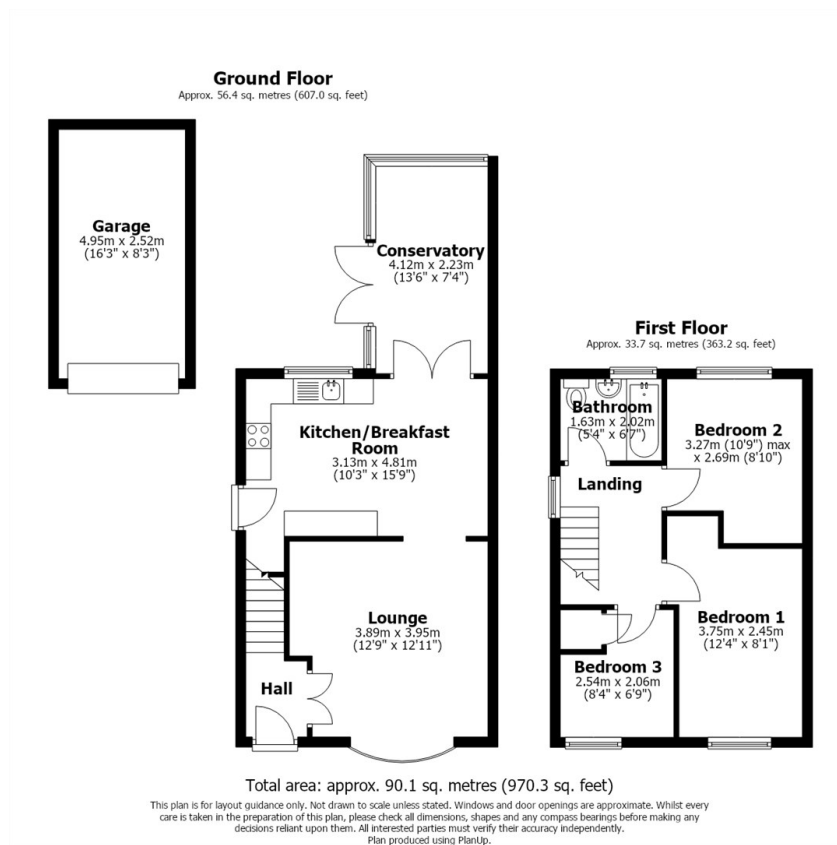




## 1 St. Marys Avenue, Welton, Lincoln, LN2 3LN

Asking Price £235,000

- Semi Detached Three Bedroom House
- Single Garage and Driveway Parking
- Well Presented Throughout
- Council Tax Band B
- Large Open Plan Living with Conservatory
- Central Village Position
- Gas Central Heating
- Large Rear Garden
- Close to Schools and Amenities
- EPC Rating C



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            | <b>72</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |