



17 Anzio Crescent

Lincoln, LN1 3PX



Book a Viewing!

£220,000

A Three Bedroom Semi-Detached House, with well presented accommodation within the ever popular Uphill area of Lincoln. The accommodation on offer comprises of Entrance Hall, Lounge/Diner, Kitchen, First Floor Landing, three well appointed Bedrooms and Family Bathroom. To the front of the property there is a garden with a block paved driveway providing off street parking. To the rear there is an enclosed rear garden. The property is being sold with no onward chain and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

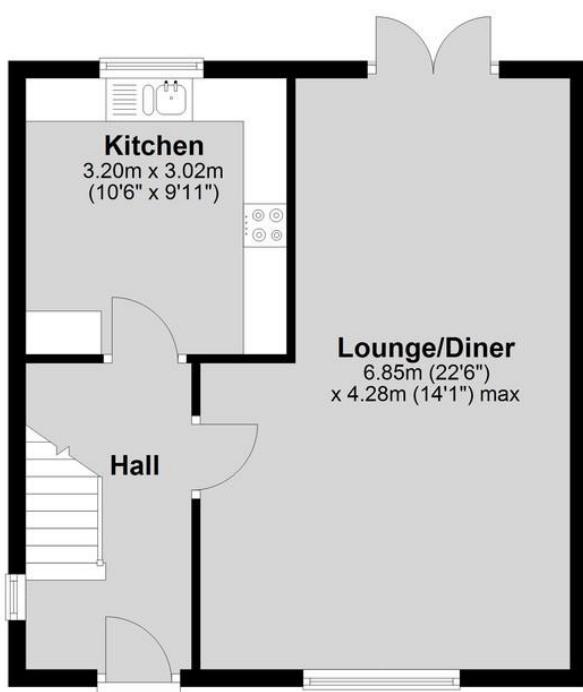
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.





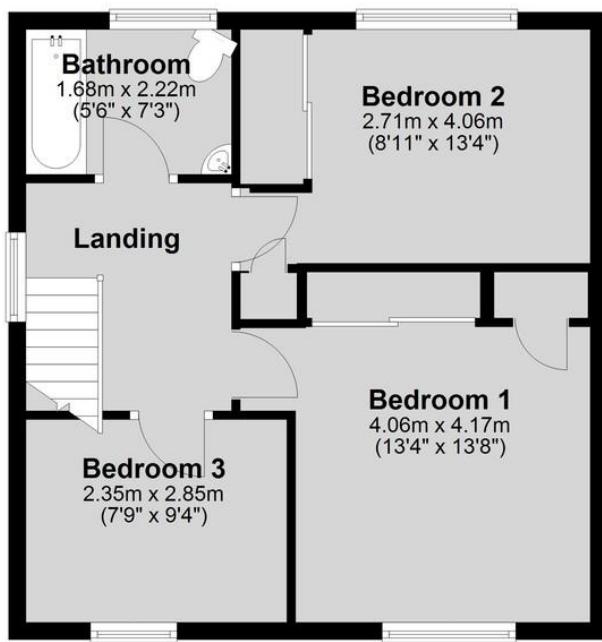
Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



First Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 90.4 sq. metres (973.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.