

Sherbrooke Street

Lincoln

- Three Storeys
- Attic Room
- Living dining Room
- Two Bedrooms
- Enclosed Rear Garden
- Close To The City Centre

INTRODUCTION

A two bedroom terrace house spread across three floors located close to the city centre of Lincoln. The internal accommodation comprises: Lounge Diner, Kitchen, Two Bedrooms, Bathroom and Attic Room. Outside there is a rear courtyard with decking.

LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. In the north of the city is the historic bailgate area, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

ACCOMMODATION

Lounge Diner 8.31m x 3.46m (27'3" x 11'4")













Kitchen 5.12m x 2.07m (16'9" x 6'9")

First Floor Landing

Bedroom One 3.85m x 3.1m (12'7" x 10'2")

Bedroom Two 3.7 x 2.4m (12'1" x 7'10")

Bathroom

Second Floor Landing

Attic Room 3.67m x 3.48m (12'0" x 11'5")

Outside

Rear courtyard with decking.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D

COUNCIL TAX BAND

Council Tax Band: A

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

PARTICULARS

Drafted following clients' instruction of October 2021.

ADDITIONAL INFORMATION

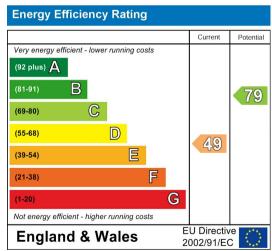
For further details, please contact Megan Boulter at Mount & Minster:

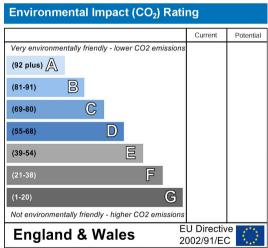
T: 01522 716204

E: megan@mountandminster.co.uk









Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.

Atton Place, 32 Eastgate, Lincoln, Lincolnshire, LN2 1QA

Tel: 01522 716204

Email: info@mountandminster.co.uk

