



Sherbrooke Street  
Lincoln

MOUNT & MINSTER



# 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:


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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