



Lincoln Street  
Old Basford Nottingham





## Property Description

ATTENTION CASH BUYERS - A spacious two bedroom ground floor apartment close to local amenities and excellent public transport links, including being a few minutes walk from the tram stop. The property offers an entrance hallway, light & bright living room, kitchen, bathroom, two double bedrooms and off street parking/garden area. The property must be viewed internally to be fully appreciated the size of home on offer.

## Accommodation

### Entrance Hallway

Entrance hallway with fitted carpet, radiator, door to front elevation and access to kitchen, living room, bathroom and bedrooms.

### Living Room

15' 11" max x 11' 6" into recess ( 4.85m max x 3.51m into recess )

Spacious living room with a fitted carpet, radiator, TV point, ceiling light and double glazed window to the front and side elevation.

### Kitchen

11' 10" into recess x 10' 11" max ( 3.61m into recess x 3.33m max )

Fitted kitchen with a range of matching wall, cupboard and base units, wash hand basin and drainer unit, tiled floor, combi boiler, oven with gas hob, radiator and double glazed window to the front elevation.

### Bedroom One

13' 10" x 13' 3" ( 4.22m x 4.04m )

Good sized double bedroom with a fitted carpet, radiator, ceiling light and double glazed window to the rear elevation.

### Bedroom Two

.12' 1" into recess x 10' 11" max ( 3.68m into recess x 3.33m max )

Double bedroom with a fitted carpet, radiator, ceiling light and double glazed window to the rear elevation.

### Bathroom

Fitted bathroom suite with a Saniflo system W.C., wash hand basin, bathtub with electric shower over, bidet, tiled floor, radiator and ceiling light.

### Outside

To the front of the property is off road parking.



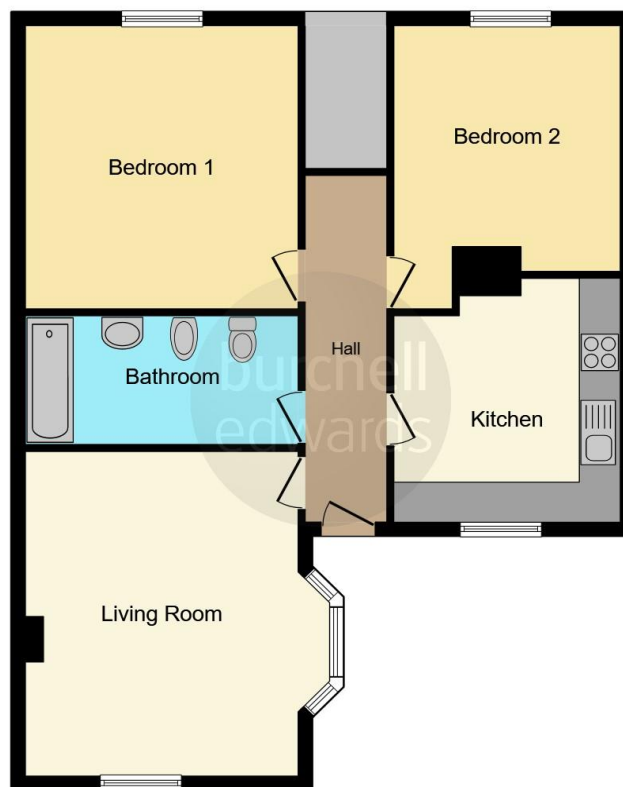












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: C**

**Tenure: Leasehold**

**view this property online [burchelledwards.co.uk/Property/HUK103464](http://burchelledwards.co.uk/Property/HUK103464)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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