



Clarina Street, Lincoln



£795 PCM

- Virtual Viewing Available
- Well Presented Mid Terraced House
- 2 Double Bedrooms
- Available Immediately
- Council Tax Band A
- EPC Grade E
- Holding Deposit £183
- Deposit £917



Enjoying views across the City this mid terraced house offers two double bedroom accommodation and an upstairs bathroom. The property is well presented throughout comprising of entrance hall, lounge, dining room, kitchen, utility, first floor landing, two double bedrooms and bathroom. The property benefits from upvc double glazing, has gas central heating throughout, and has an enclosed rear yard. Council Tax Band A. EPC Grade E. Holding Deposit £183. Deposit £917. Available immediately.

Entrance

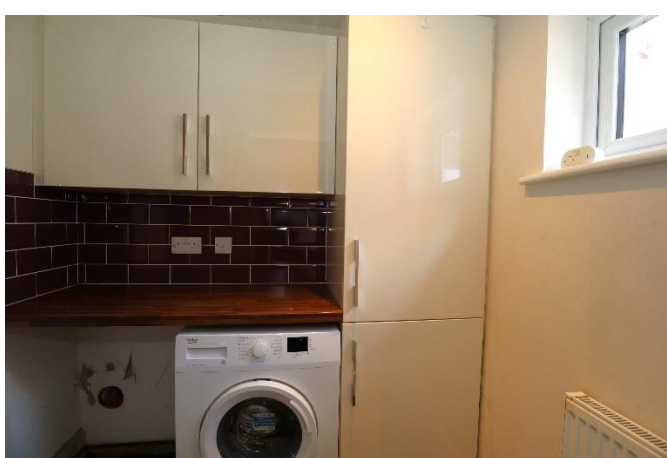
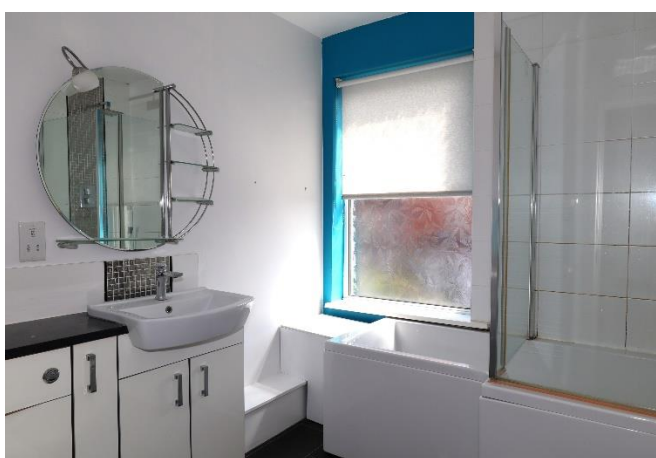
The property is entered via a partly glazed upvc door to the side elevation leading into the entrance hall with stairs to the first floor landing.

Lounge 11'7" x 11'0" (3.5m x 3.4m)

With window to the front elevation, radiator and wood effect flooring.

Dining Room 11'10" x 11'5" (3.6m x 3.5m)

With window to the rear elevation, radiator, wood effect flooring.



Kitchen 14'0" x 6'11" (4.3m x 2.1m)

With window to the side elevation, tile effect flooring, range of base and eye level units with worktop, splashback, inset sink, built in electric oven with gas point, gas hob and vented extractor with plumbing for slimline dishwasher.

Utility 6'11" x 6'0" (2.1m x 1.8m)

With window to the side elevation, worktop with storage unit, plumbing for washing machine and further under counter appliance space.

First Floor Landing

With stairs taken from the entrance hall.

Bedroom 1 11'10" x 11'5" (3.6m x 3.5m)

With window to the rear elevation and radiator.

Bedroom 2 11'5" x 8'0" (3.5m x 2.4m)

With window to the front elevation and radiator.

Bathroom 8'0" x 7'5" (2.4m x 2.3m)

With window to the front elevation, heated towel rail, shaped bath with shower and glass shower screen, vanity unit with wash basin and low level wc.

Outside

Access to the property is via a shared passage, to the rear is an enclosed yard with elevated views over the city.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



CLARINA STREET, LINCOLN LN2 5LZ

TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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