



Danes Terrace , Lincoln



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£995 PCM

- **Virtual Viewing Available**
- Two Bed Mid Terrace
- Fantastic location!
- Deposit £1148.00
- Holding Deposit £229.00
- Available NOW!
- Council Tax Band: A
- EPC Rating D



****Virtual Viewing Available**** Charming Two Bed Terrace, in a superb location within a stones throw of the Bailgate. Comprising of Living room with bay fronted window, Kitchen and bathroom. Upstairs there are two good sized bedrooms. Rear Courtyard. Gas Central heating, EPC Rating: D

Approach

There are several steps leading to the entrance of the property.

Living Room 16'3" x 10'11" (5m x 3.3m)

Door and window to front aspect, radiator, laminate flooring and decorative fire surround.

Kitchen 11'9" x 10'3" (3.6m x 3.1m)

Window to rear aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Cooker, extractor hood over, fridge, washing machine. Stairs to first floor and under stairs storage cupboard. (Please note that the white goods will not be maintained or replaced when they break down)

Rear Hall

Door to side aspect and tiled flooring.



Bathroom

Window to rear aspect. Fitted with a low level wc, wash hand basin and panelled bath. Tiled walls and chrome heated towel rail.

Landing

Built in storage cupboard.

Bedroom One 11'7" x 10'7" (3.5m x 3.2m)

Window to front aspect, radiator and decorative cast iron fireplace.

Bedroom Two 11'8" x 11'1" (3.6m x 3.4m)

Window to rear aspect. Wardrobe space, wall mounted gas central heating boiler and radiator.

Rear Courtyard

Outside tap and seating area.

Agents Note

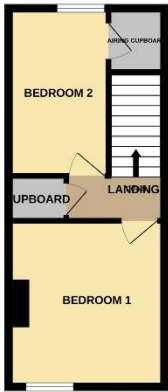
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GROUND FLOOR
387 sq ft (35.6 sq m) approx.

1ST FLOOR
284 sq ft (26.4 sq m) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 672 sq ft (62.0 sq m) approx.
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