



Archer Street, Lincoln



£850 PCM

- ** Virtual Viewing Available **
- Two Bedrooms
- Easy Walk to City Centre
- Available Immediately
- Holding Deposit: £196
- Deposit: £980
- Council Tax Band A
- EPC rating TBC



**** Virtual Viewing Available **** Two Bedroom Terraced house situated in a cul de sac within easy walking distance of the city centre and train station. The recently refurbished accommodation comprises Entrance, Lounge, Dining Room, Kitchen, Landing, Two Bedrooms and Bathroom. Outside to the rear is an enclosed courtyard with two useful outbuildings. Available Immediately.

Entrance

Door to side aspect and stairs to first floor.

Lounge

10'5" x 10'4" (3.2m x 3.1m)

Window to front aspect and radiator.

Dining Room

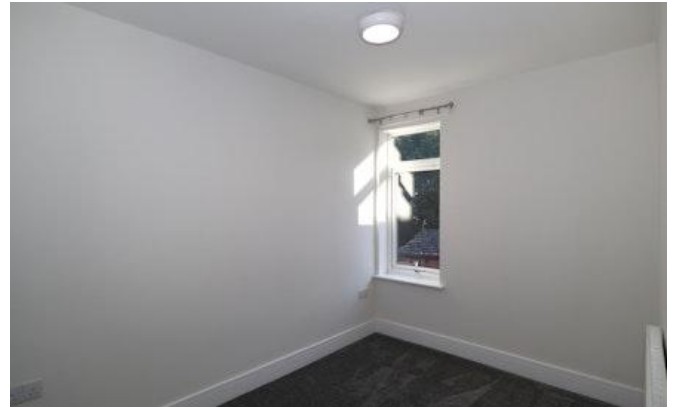
10'5" x 10'4" (3.2m x 3.1m)

Window to rear aspect, radiator and understairs storage cupboard.

Kitchen

9'1" x 5'4" (2.8m x 1.6m)

Door and window to side aspect. Fitted with modern wall and base units with work surface and drainer sink unit. Fitted oven, hob and extractor. Space and plumbing for washing machine.



Landing

Door to rooms.

Bedroom One

10'5" x 10'4" (3.2m x 3.1m)

Window to front aspect, radiator and built in storage cupboard.

Bedroom Two

10'5" x 7'5" (3.2m x 2.3m)

Window to rear aspect and radiator.

Bathroom

7'5" x 6'1" (2.3m x 1.9m)

Window to rear aspect. Fitted with a modern suite comprising low level wc, wash hand basin and panelled bath with shower appliance and glazed shower screen. Built in cupboard housing gas central heating boiler.

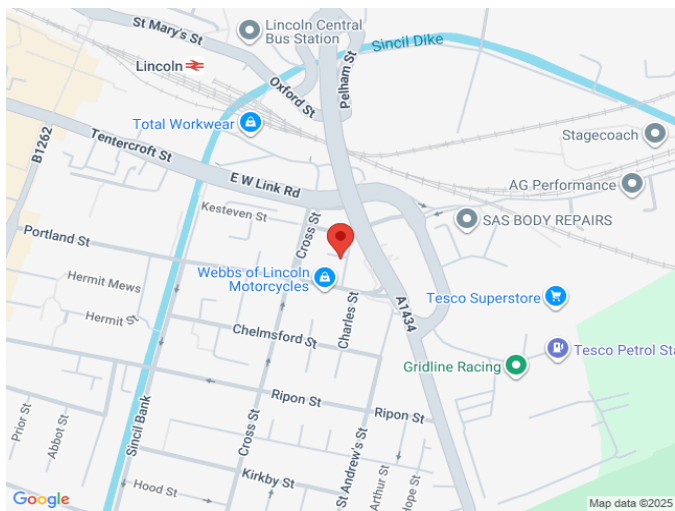
Outside

Outside to the rear is an enclosed courtyard with two useful outbuildings.

Agents Note

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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



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