



**King & Co.**  
ESTATE AGENTS

87 RIPON STREET, LINCOLN, LN5 7NH  
£110,000





This spacious town house is entered via UPVC glaze panelled door opening to;

**ENTRANCE HALLWAY**

With fitted carpet

**DINING ROOM**

14' 9" x 11' 9" (4.5m x 3.6m) with fitted carpet and electric storage heater leading to

**LOUNGE**

13' 2" x 11' 5" (4.03m x 3.5m) with fitted carpet, electric storage heater electric coal effect fire

**KITCHEN**

9' 9" x 7' 1" (2.99m x 2.16m) with a range of fitted base and wall units incorporating a stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, four ring electric hob with oven below, venetian blind, tiled floor

**REAR HALLWAY**

giving access to the rear door and garden, large double storage cupboard housing hot water cylinder and controls



### **BATHROOM**

having a panelled bath with electric shower over, low suite w.c., pedestal wash hand basin, tiled floor

### **STAIRCASE**

The stairs rise from the Entrance Hallway with fitted Carpet to First Floor Landing, storage cupboard with hanging rail.

### **BEDROOM**

12' 1" x 11' 1" (3.7m x 3.4m) With fitted carpet, electric storage heater



### **BEDROOM**

11' 9" x 9' 6" (3.6m x 2.9m) with fitted carpet, electric storage heater

### **BEDROOM**

8' 2" x 6' 10" (2.5m x 2.1m) with fitted carpet, electric storage heater

### **OUTSIDE**

To the rear of the property is a paved area together with a garden area and rear gate.

### **SERVICES**

Mains electricity water and drainage are connected to the property. Heating is provided by means of electric storage heaters. None of the service installations within the property have been tested.

### **TENURE**

We understand that the property is freehold. Vacant possession will be given upon completion

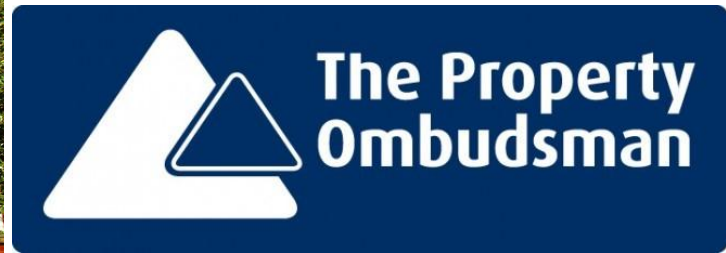
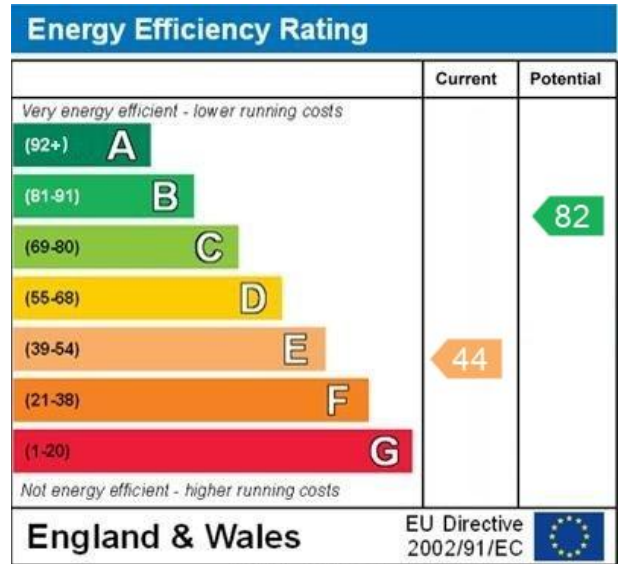
### **ANTI MONEY LAUNDERING**

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

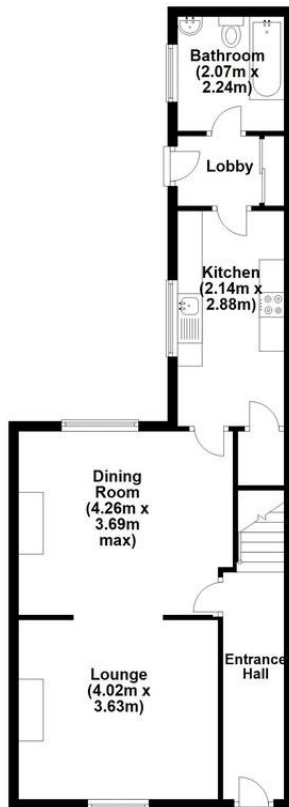
### **VIEWINGS**

Strictly by prior appointment through the Agents office.

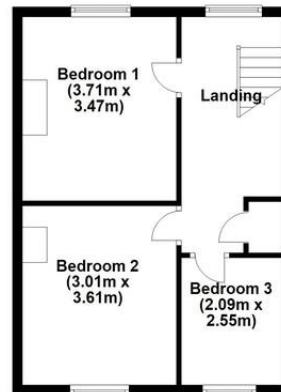




**Ground Floor**  
Approx. 58.3 sq. metres (627.0 sq. feet)



**First Floor**  
Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 97.6 sq. metres (1050.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.