



King & Co.

6 BELLE VUE TERRACE, LINCOLN, LN1 1HQ
£269,950





INFORMATION

Construction type ~ Solid Brick
Heating Type ~ Gas central heating
Parking ~ Garage & Driveway
Tenure ~ Freehold
Council tax band ~ A
EPC rating ~ D61

LOUNGE

25' 4" (Max) x 14' 4" (7.74m (Max) x 4.39m) Being on the second floor, the open plan lounge benefits from inset lighting, fitted carpet, radiator, airing cupboard containing lagged water tank and windows to front and rear elevations.

KITCHEN

12' 7" x 8' 4" (3.84m x 2.56m) This well fitted kitchen has a range of base and wall units, part tiled and part wooden clad walls, 1.5 bowl stainless steel sink unit inset to work surface with mixer tap, plumbing for an automatic washing machine, inset oven and four ringed gas hob with extractor fan over.

The kitchen also houses the Worcester condensing boiler, has strip lighting and window to rear elevation.



BATHROOM

Comprising of a four-piece suite; panelled bath, pedestal wash basin, low suite WC and corner shower. The bathroom benefits from inset lighting, extractor fan, tiled floor and partially tiled walls.

BEDROOM 1

10' 9" x 10' 10" (3.3m x 3.3m) With a range of fitted wardrobes, fitted carpet, radiator and window to front elevation.

BEDROOM 2

11' 1" x 8' 2" (3.4m x 2.5m) With fitted carpet and patio doors to rear patio garden



SHOWER ROOM

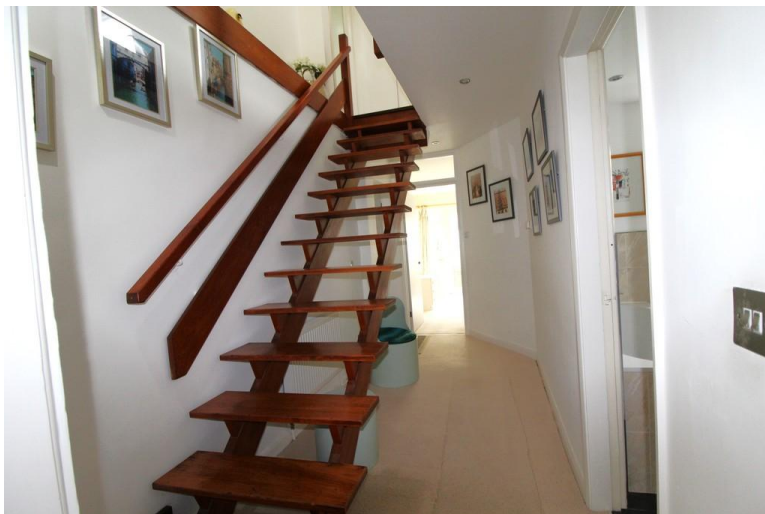
With wall mounted basin, power shower, low suite WC, tiled wall and floor and inset lighting.

GARAGE

13' 1" x 14' 7" (4.01m x 4.45m) With overhead rolling electric door

OUTSIDE

To the front of the property is the parking space and access to the garage. The shared passageway to the side of the property provides access to the front door.



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.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. 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.

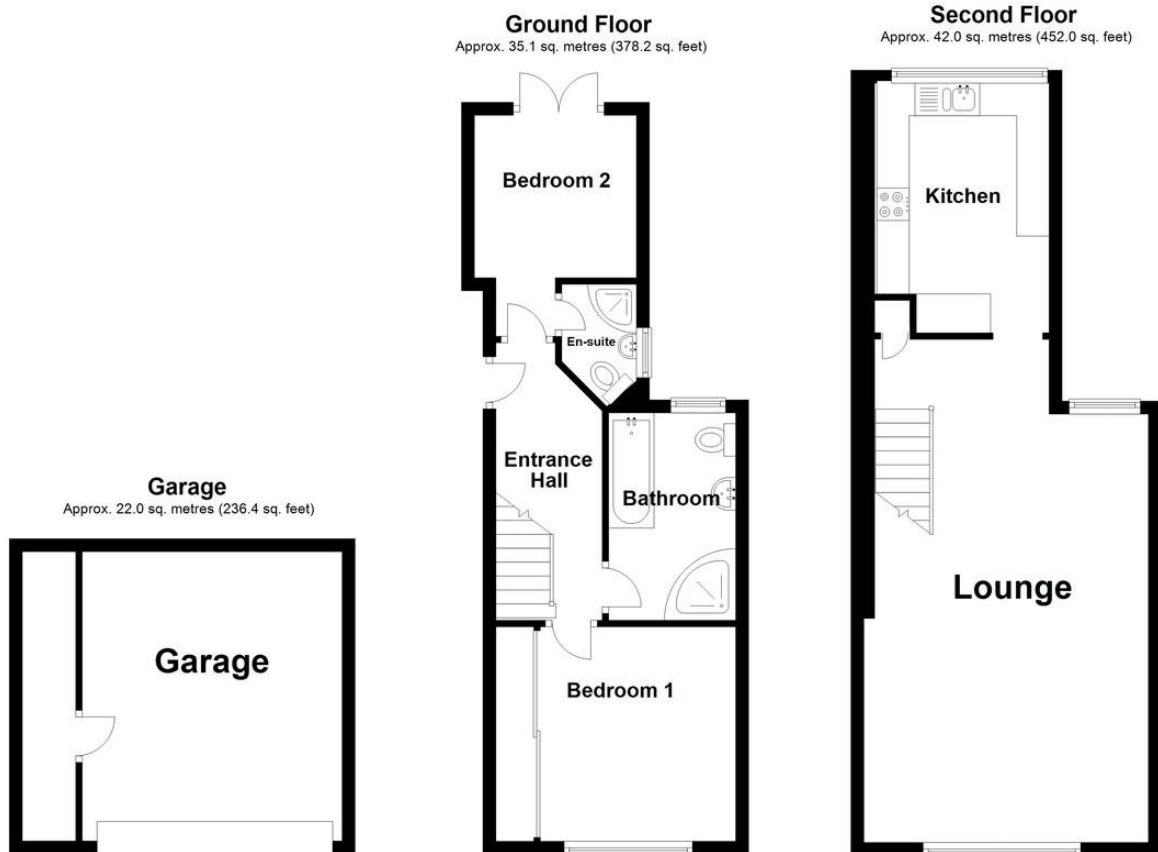
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 99.1 sq. metres (1066.6 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.