



King & Co.

2 THOMAS STREET, LINCOLN, LN2 5BJ
ASKING PRICE OF £124,950





INFORMATION

Construction type ~ Solid Brick
 Heating Type ~ Gas central heating
 Parking ~ On street, permit parking
 Tenure ~ Freehold
 Council tax band ~ A
 EPC rating ~ D64
 Broadband ~ FTTC

This traditional terrace is entered via glazed panelled timber door to:

LOUNGE

12' 9" x 10' 11" (3.91m x 3.35m) Having feature fire surround inset to chimney breast with storage cupboards to either side, window to front elevation, radiator and carpet.

DINING KITCHEN

13' 1" x 11' 11" (3.99m x 3.64m) With a range of fitted units including: stainless steel sink and drainer unit inset to work surface with cupboards, drawers and space below for automatic washing machine.

To the adjacent wall is a further work surface with cupboard below.



Also with: window to rear elevation, stairs rising to first floor, radiator, mock ceiling beams, radiator and vinyl flooring.

REAR LOBBY

Fitted storage cupboard with shelving to one wall, timber door leading out to rear garden and quarry tiled flooring.

BATHROOM

5' 8" x 6' 6" (1.73m x 1.99m) White three piece suite comprising: panelled bath with mixer shower unit over, low level WC, pedestal wash hand basin, appropriate wall tiling, radiator, window to side elevation and quarry tiled flooring.



FIRST FLOOR LANDING

Having access to loft space and fitted carpet.

BEDROOM 1

12' 10" x 11' 0" (3.92m x 3.36m) With window to front elevation looking out to Thomas Street, feature fire surround inset to chimney breast, exposed timber floor boards and radiator.

BEDROOM 2

12' 0" x 10' 4" (3.68m x 3.16m narrowing to 2.79m) Having window to rear elevation, fitted cupboard housing wall hung Viessmann gas fired condensing combination boiler, radiator and carpet.



OUTSIDE

Having paved patio area standing adjacent to the rear of the property leading on to a laid to grass area.

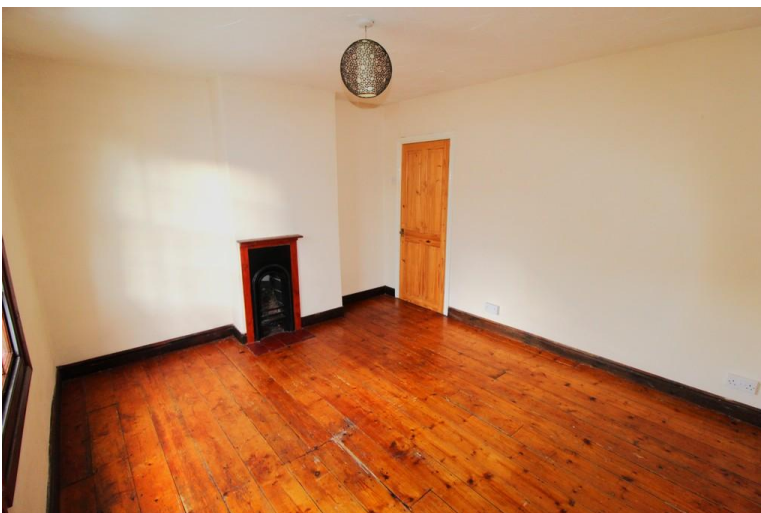
Also with, two brick built garden stores, timber fencing to boundaries and pedestrian gate giving a right of way over neighbouring land which, via passageway, leads out to Thomas Street.

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. None of the service installations within the property have been tested. Both gas and electrical certificates are current and satisfactory.






TENURE

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

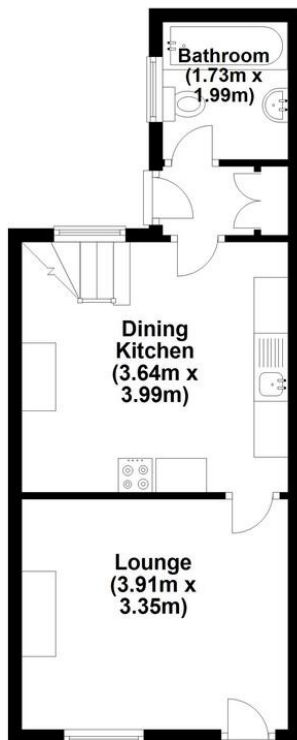
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

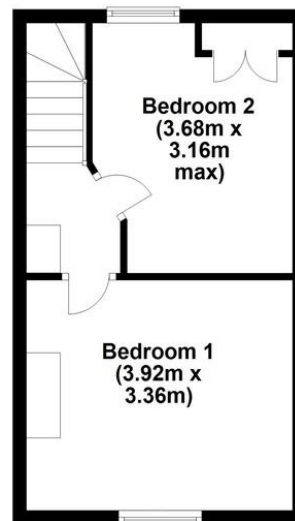
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ground Floor
Approx. 34.1 sq. metres (366.7 sq. feet)



First Floor
Approx. 28.1 sq. metres (302.4 sq. feet)



Total area: approx. 62.2 sq. metres (669.1 sq. feet)

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