

King&Co.

£205,000









DISCRIPTION

This 3-bedroom mid-terrace cottage has lots of potential. With wonderful garden views to the rear of the property, plenty of character and a stone's throw away from the West Common. Having 3 bedrooms, lounge, dining-room, kitchen, shower-room and a large garden with off street parking, this truly is a real gem, moments from the Historic City of Lincoln and it's many shops restaurants and leisure facilities. No Chain.

~ Council Tax Band: A

~ Construction: Solid brick

~ Main heating: Gas central heating

~ Utilities: Mains gas, electricity and water

~ Broadband: Ultrafast full fibre available (not currently supplied)

~ Mobile: Mobile coverage available

~ EPC rating D

For more information on broadband and mobile coverage go to: https://checker.ofcom.org.uk/ https://checker.ofcom.org.uk/









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 and there is a valid GSC and EICR in place.

TENURE

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

VIEWINGS

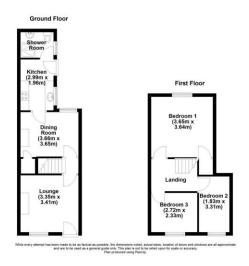
Strictly by prior appointment through the Agents office on 01522 525255

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.









	Current	Potentia
Very energy efficient - lower running costs		
(92+) A		
(B1-91) B		84
(69-80) C		
(55-68)	56	