



King&Co.

9 OAKLEIGH TERRACE, LINCOLN, LN1 1DY  
£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/>  
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## 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 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.



