



5 Elder Street
Lincoln

BROWN & CO JH Walter



5 Elder Street, Lincoln, LN5 8QX

A traditional terraced house sold with no onward chain and situated within easy reach of Lincoln's historic City centre.

The property comprises of an entrance hall, living room, dining room, kitchen and shower room / utility to the ground floor, along with two double bedrooms and a bathroom to the first floor.

The property is accessed via a shared passageway which leads to the front door and an enclosed low maintenance rear garden with shed, paved area, decorative shrubs and trees.



ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door to side accessed via a shared passageway, stairs rising to first floor.

Living Room

Double glazed bay window to front, gas fire, radiator.

Dining Room

Double glazed window to rear, gas fire, under stairs storage cupboard, radiator.

Kitchen

Entrance door and double glazed window to side, stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker and fridge freezer.

Utility / Shower Room

Entrance door and double glazed window to side, WC, pedestal wash basin, shower cubicle, spaces and plumbing for washing machine and tumble dryer, radiator.

First Floor

Bedroom One

Double glazed window to front, storage cupboard with loft access, radiator.

Bedroom Two

Double glazed window to rear, wall mounted central heating boiler, radiator.

Bathroom

Double glazed window to rear, WC, bath with shower attachment, pedestal wash basin, radiator.

Outside

The property is accessed via a shared passageway which leads to the front door and an enclosed low maintenance rear garden with shed, paved area, decorative shrubs and trees.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

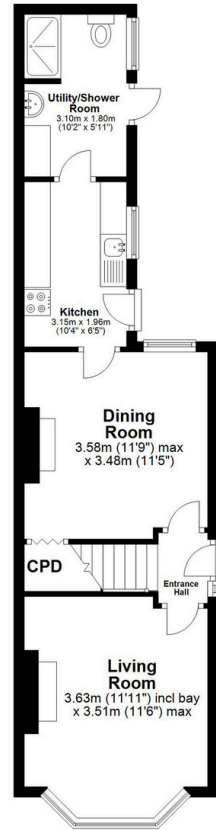
James Drabble

01522 504304

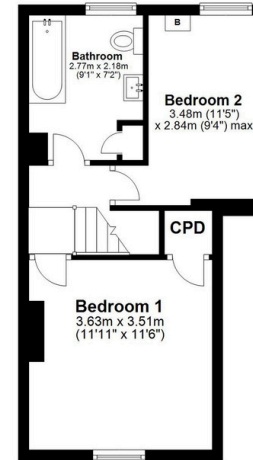
lincolncitycentre@brown-co.com



Ground Floor
Approx. 41.6 sq. metres (448.3 sq. feet)



First Floor
Approx. 32.2 sq. metres (346.2 sq. feet)



Total area: approx. 73.8 sq. metres (794.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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5 Elder Street, Lincoln

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