



15 Albany Street, Lincoln, LN1 3JD

A traditional mid-terrace house situated in a Prime Uphill Lincoln location close to the Cathedral quarter with excellent local amenities.

The property which is sold with no onward chain comprises of a living room, dining room and kitchen to the ground floor, along with two bedrooms and a four piece bathroom to the first floor.

5 Oakwood Road
Lincoln, LN6 3LH
T 01522 504 304 | E lincolncitycentre@brown-co.com

BROWN & CO JH Walter

Accommodation
Ground Floor
Living Room
Front entrance door, double glazed window to front, radiator.

Dining Room
Stairs rising to first floor, double glazed window to rear, under stairs storage cupboard, radiator.

Kitchen
Side entrance door, double glazed windows to side and rear, one and a half ceramic drainer sink, worktops, base and eye level storage units, integrated oven and hob, spaces for fridge freezer and washing machine, wall mounted boiler, radiator.

First Floor Landing
With loft access.

Bedroom One
Double glazed window to front, radiator.

Bedroom Two
Double glazed window to rear, radiator.

Bathroom
Double glazed window to side, shower cubicle, bath, WC, pedestal wash basin, extractor fan, tiled floor, radiator.

Outside
To the rear is an enclosed yard with store.

TENURE & POSSESSION
Freehold and for sale by private treaty.

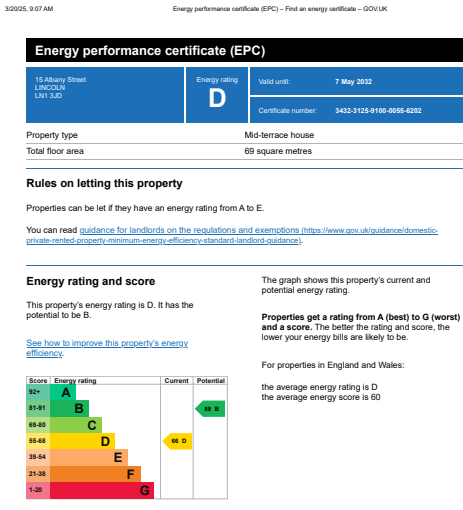
COUNCIL TAX
Band A

MOBILE & BROADBAND
We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone. We understand from the Ofcom website that standard broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 1000 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



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Property and Business Consultants