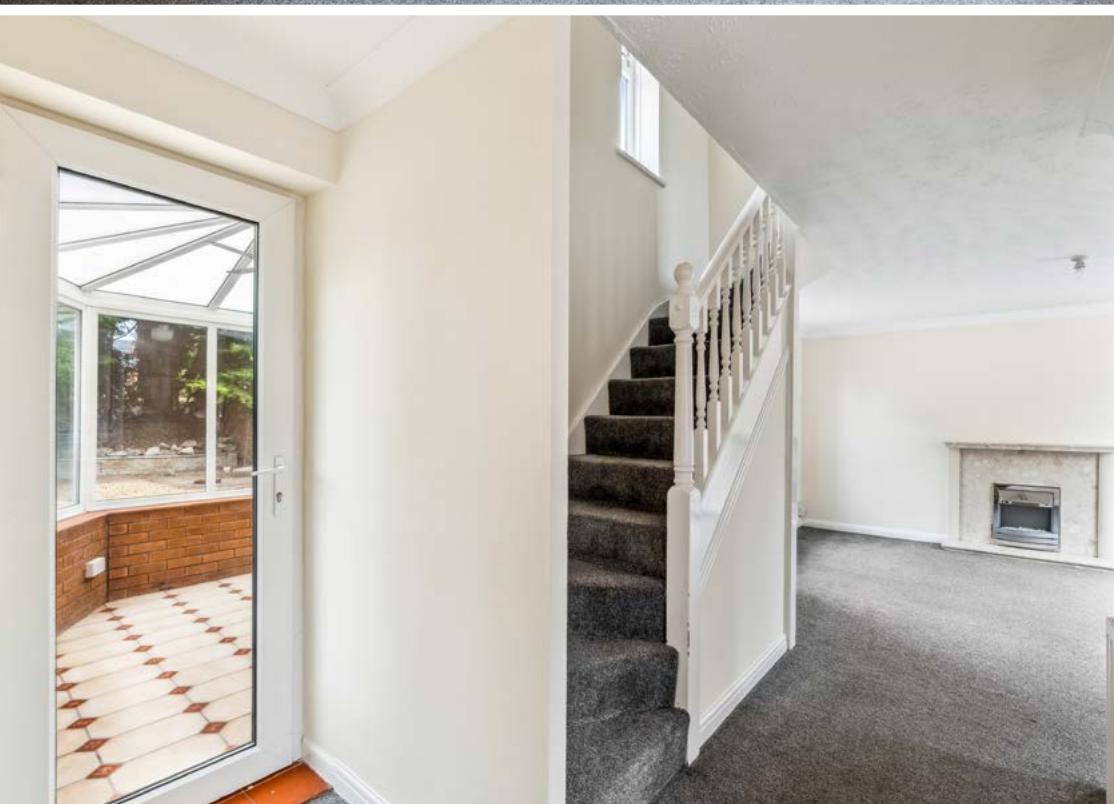




77 Peel Street
Lincoln

BROWN & CO JHWalter



77 Peel Street, Lincoln

A modern two bedroom semi-detached property situated close to the city centre with off street parking and a generous rear garden. The property has been recently used as a buy to let investment, but is now offered with vacant possession so would suit a first time buyer or buy to let investor.



ACCOMMODATION

Entrance Hall

Double glazed door to conservatory, stairs to first floor, radiator and archway to;

Kitchen

Double glazed casement window to front elevation, fitted wall and base units with single drainer sink, built in oven, four ring electric hob with extractor over, space and plumbing for washing machine.

Lounge/Diner

Double glazed casement window to front and rear elevation, double glazed door to front elevation, under stairs cupboard, electric fire, radiator.

Conservatory

Brick & upvc construction with French doors to the garden.

First Floor

Bedroom One

Double glazed casement window to front and rear elevation, radiator.

Bedroom Two

Double glazed casement window to front and side elevation, built in wardrobe, radiator.

Bathroom

Double glazed casement window to front elevation, three piece suite comprising panelled bath with shower over, pedestal wash basin, low flush wc, radiator, part tiled walls, extractor.

Outside

The front elevation offers off street parking and low maintenance gravelled garden with mature trees and planting. The rear elevation offers a well proportioned garden which is a mixture of hard landscaping with fenced boundaries and matured trees to the rear.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band B

Services

We understand the property offers mains water, gas, electric and main sewer connections.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co JH Walter 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.

Agent

James Mulhall

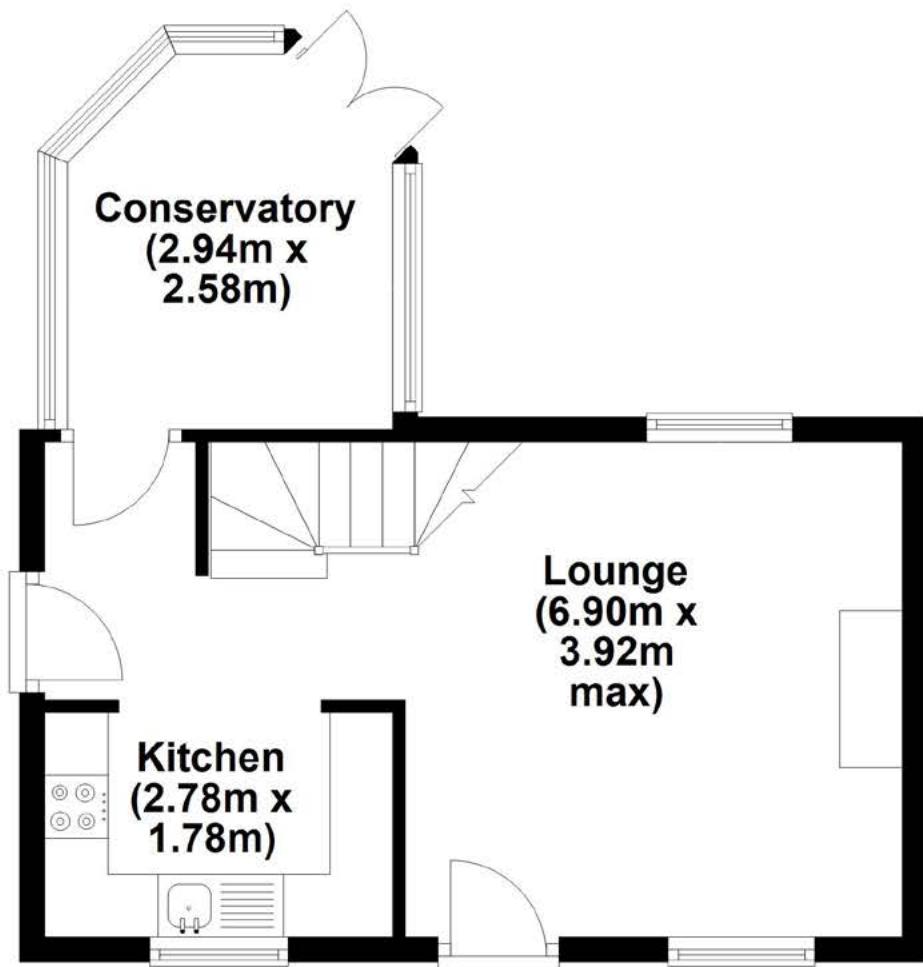
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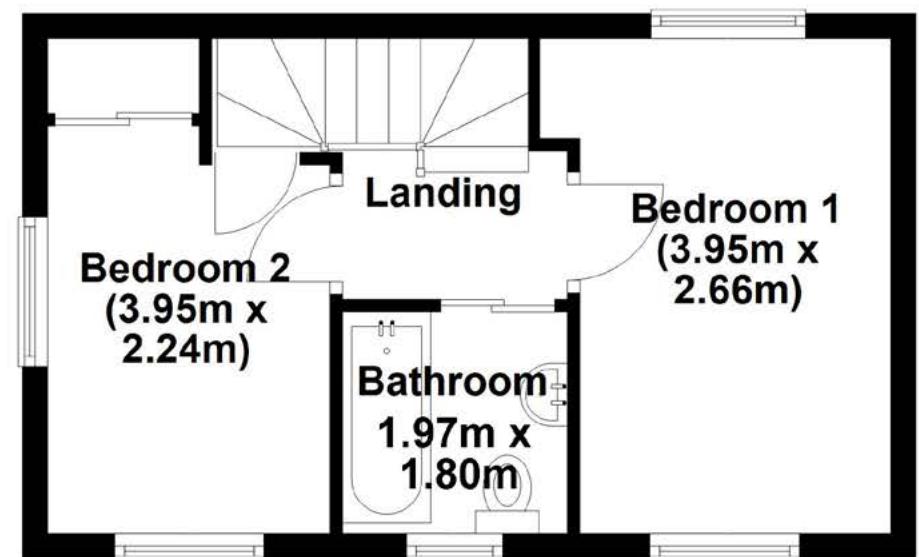
Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.7 sq. feet)

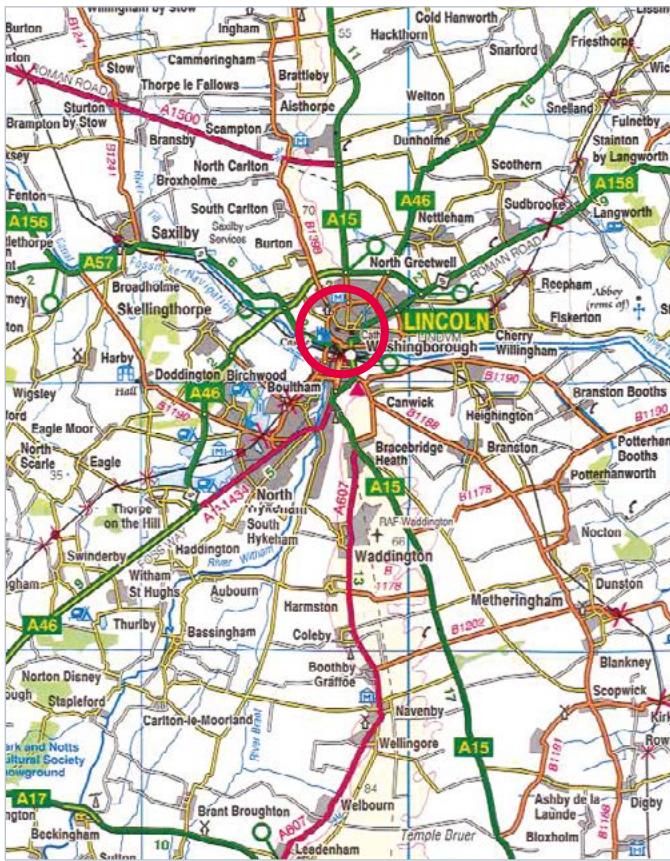


Total area: approx. 60.6 sq. metres (652.0 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.

Plan produced using PlanUp.

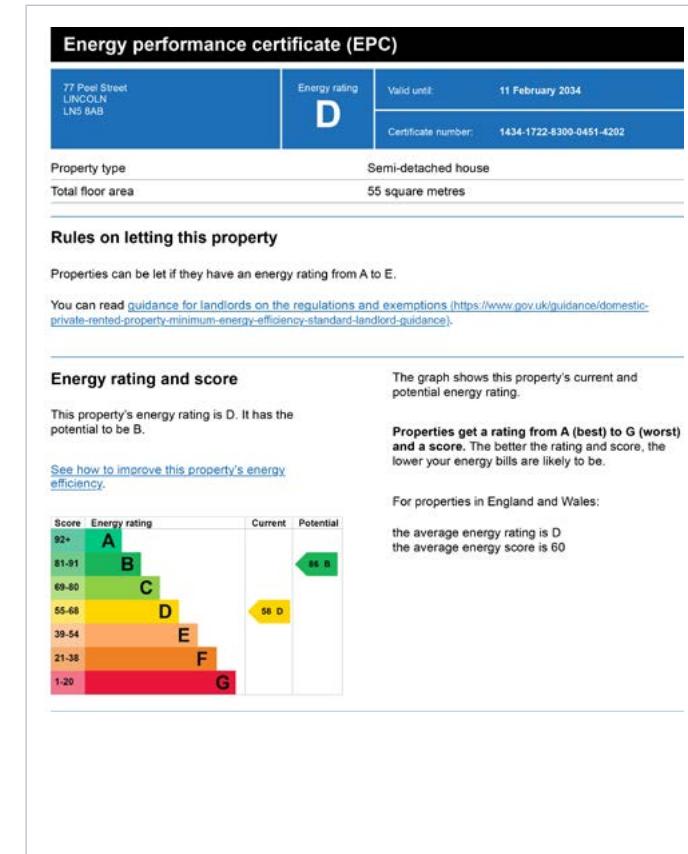
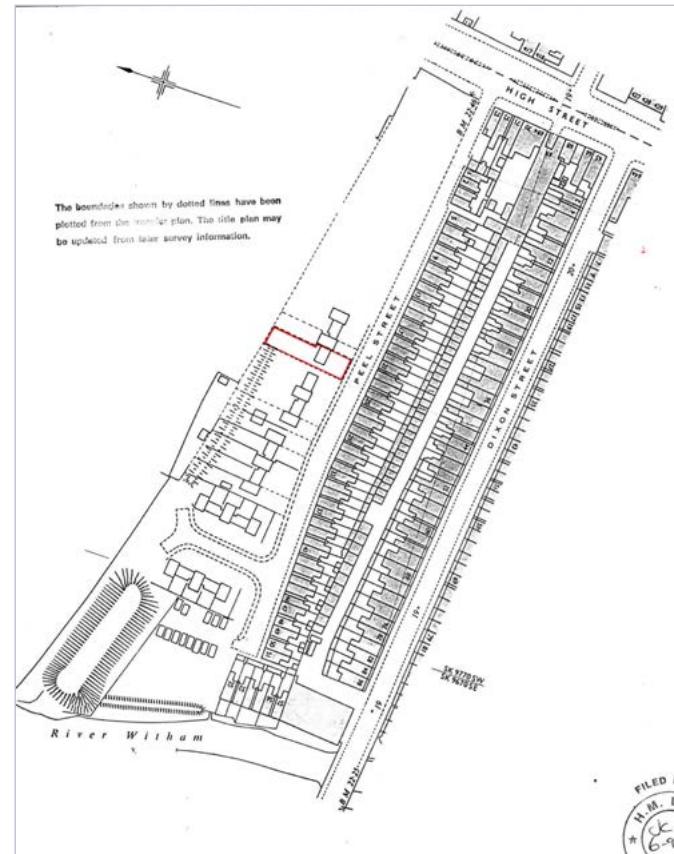




Directions - LN5 8AB

From South Park roundabout proceed north along the High Street until you reach a left turn onto Peel Street where the property can be found on your right hand side.

<https://what3words.com/rocks.rent.snacks>



IMPORTANT NOTICES

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