



## 14 Clarina Street, Lincoln, LN2 5LZ

A traditional bay fronted mid-terrace situated within close proximity of Lincoln's City centre. The property which is in need of refurbishment comprises of entrance hall, two reception rooms and kitchen to the ground floor, along with two double bedrooms and bathroom to the first floor.

**Guide Price: £130,000**

1 Mint Lane  
Lincoln  
LN1 1UD  
T 01522 504 304  
E [lincoln@brown-co.com](mailto:lincoln@brown-co.com)

**BROWN & CO JH Walter**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## Accommodation

### Ground Floor

#### Entrance Hall

Main entrance door to side, stairs rising to first floor.

#### Reception One

Double glazed bay window to front, coving to ceiling, radiator.

#### Reception Two

Glazed window to rear, under stairs storage cupboard, radiator.

#### Kitchen

Double glazed window to side, stainless steel drainer sink, base and eye level storage units, space for cooker and washing machine, door to rear porch.

#### Rear Porch

Door to rear yard.

### First Floor

#### Landing

Doors serving remaining rooms.

#### Bedroom One

Two double glazed windows to front, gas fire, storage cupboard with loft access.

#### Bedroom Two

Double glazed window to rear, radiator.

#### Bathroom

Double glazed window to rear, double shower, WC, pedestal wash basin, airing cupboard housing boiler, radiator.

#### Outside

To the rear is an enclosed yard with useful brick outbuilding.

## 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.

## COUNCIL TAX

Band A

## LOCAL AUTHORITY

Lincoln City Council - 01522 881188

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## 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

lincoln@brown-co.com

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Lincoln  
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