

## Alfred Street, Lincoln, LN5 7PZ



Asking Price £190,000 Freehold



**\*\*\*NO CHAIN\*\*\*** larger than average 4 bedroom mid terrace property located off the main Lincoln High Street being in the heart of Lincoln City close to the University and many local amenities on your doorstep. The house briefly comprises of: Hallway, living room, separate dining room, kitchen, ground floor bathroom but having separate WC in the first floor also, 3 double bedrooms and one single bedroom, small rear garden with secure lockable door to shared passage way. The house has gas central heating with an EPC of: D and Council Tax Band: A

# BELVOIR!

Belvoir Sales and Lettings- Sleaford  
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

## Accommodation

The property is entered through a wooden door having top level quarter light glazing above.

## Hall

19'9" x 2'11"

Laminate flooring with course entrance matting immediately upon entry, radiator, two pendants lights, smoke alarm staircase to first floor landing

## Bedroom 1

12'0" x 12'11"



Usually this would be the front living room but currently used as ground floor front bedroom, having window to front elevation, Victorian fireplace and low level cupboard to left side of chimney breast with shelving inside, carpeted flooring and pendant lighting.

## Dining Room

11'11" x 16'2"



Window to rear elevation, open chimney breast with inset log burner, with shelving on left side of chimney breast, laminate flooring, radiator, pendant lighting, under stairs cupboard and door to kitchen.

## Kitchen

8'11" x 6'4"



Window to side elevation, laminate flooring, wall and base units in a country cream colour with laminate work tops with tiled splash-backs, single bowl sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, single electric oven, 4 ring gas hob with extractor hood above, radiator, 3 bulb light fitting and upper glazed wooden door leading to rear lobby.

## Lobby

2'11" x 6'4"



Laminate flooring, upper glazed wooden door the rear garden and door to bathroom, storage cupboard with shelving.

## Ground Floor Bathroom 6'4" x 6'5"



Window to side elevation and Velux window above bath, tiled flooring, three piece suite consisting of paneled bath with tiled enclosure, mixer tap with shower attachment over with shower screen and curtain, pedestal sink with mixer tap and close coupled toilet.

## Bedroom 3 14'10" x 6'4"



Window to side elevation, carpeted flooring, radiator and pendant lighting.

## Living Room 12'0" x 8'3"



This room is usually used as a front bedroom but the current tenants have this as their living room, having two wooden sash windows to front elevation, radiator, Victorian fireplace, carpeted flooring and pendant lighting.

## Landing 15'1" x 3'1"

Carpeted flooring up the stairs with balustrade on the landing with white painted spindles, smoke alarm, loft access through a stain glass loft panel with the roof having a glass window fitted allowing light through.

## Bedroom 4 8'11" x 7'7"



Window to front elevation, carpeted flooring, radiator and pendant lighting.

## 1st floor WC 7'9" x 2'9"

Entered through a upper glazed door with frosted glass, a light tunnel in the ceiling for some natural day light with additional spot lighting, pedestal sink with separate hot and cold taps and tiled splash-back, toilet with recessed hidden cistern and laminate flooring.

## Bedroom 2 11'11" x 10'0"



A very large bedroom with a sash window to rear elevation, large storage cupboard housing the Worcester Combi Boiler (fitted 2010), carpeted flooring, radiator and pendant lighting.

## Rear Garden



Accessed from down the side passage through its own wooden gate and also from the property back door, wooden shed, paving slabs, raised decking with poly carbonate covering over, some shrubs and bushes around the perimeter borders. The passageway entrance from the street has a shared lockable wooden door for added security.

## Rental Information

The property is currently tenanted at a rent of £710 per month and could be purchased with tenants in situ if required as an investment property.

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

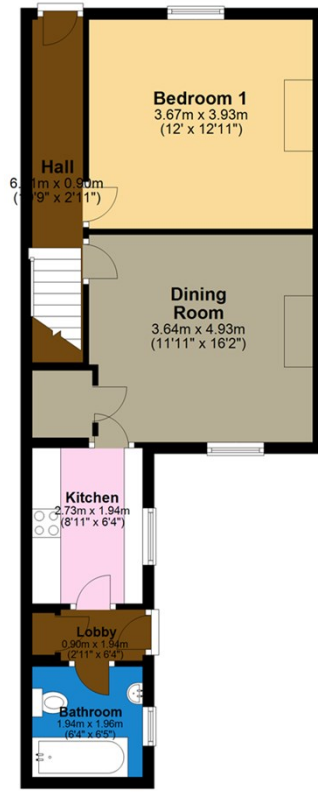
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Financial Services

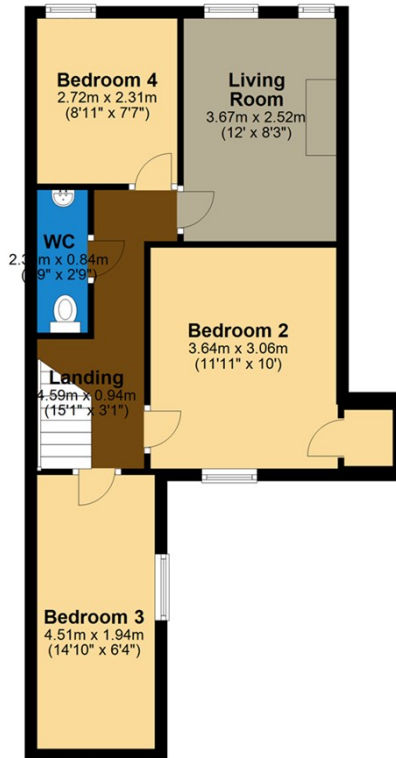
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

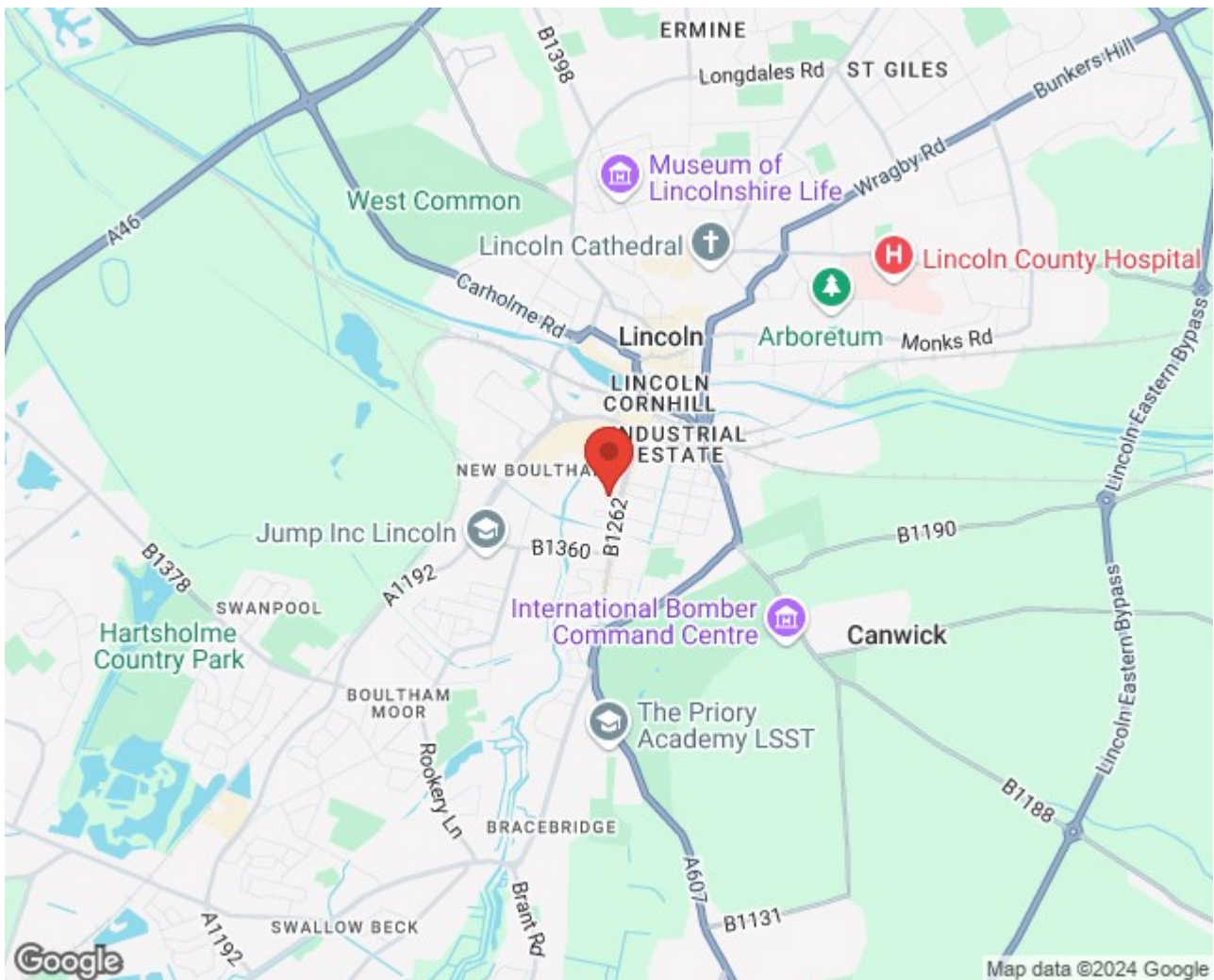
### Ground Floor



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Plan produced using PlanUp.

### First Floor





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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