



the agent



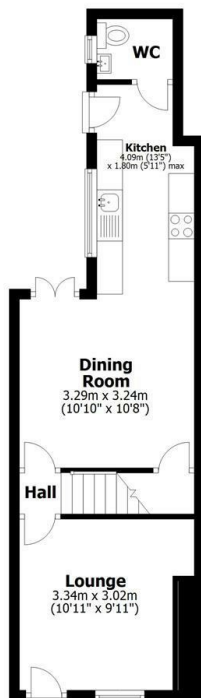
12 Chelmsford Street, Lincoln, LN5 7LU

Asking Price £149,500

- Two en-suite Bedroom Investment Property
- Two Reception Room
- Downstairs WC
- Council Tax Band A
- Newly developed Throughout
- New Heating and wiring throughout
- Rear Courtyard Garden
- Fully Managed Keyturn Investment
- Fully Fitted Kitchen
- EPC Rating C

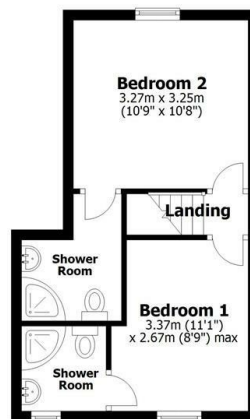
Ground Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



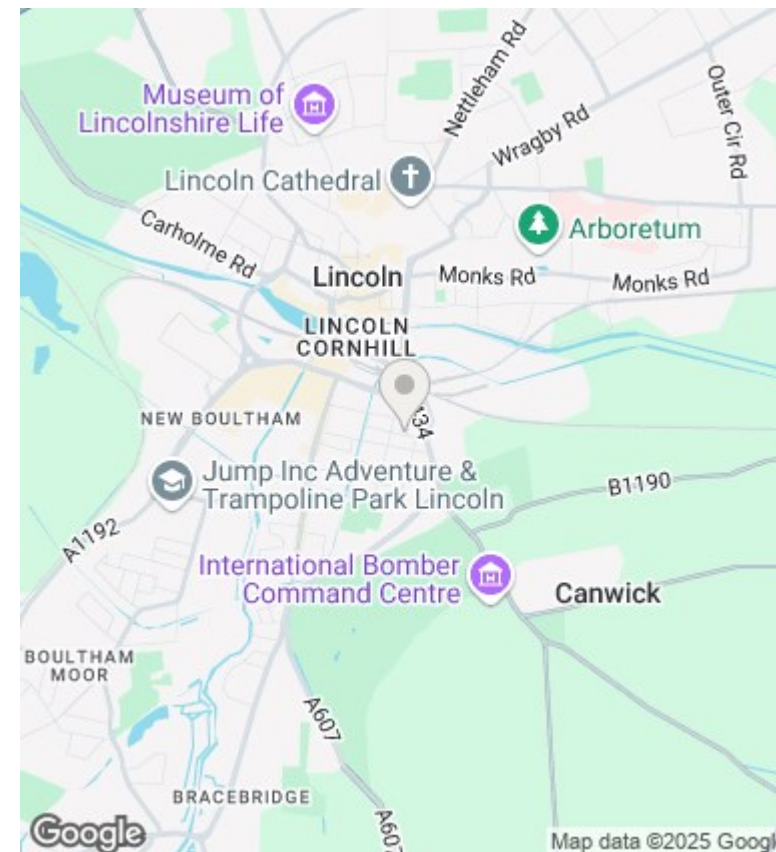
First Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.1 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and any compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	