



# the agent

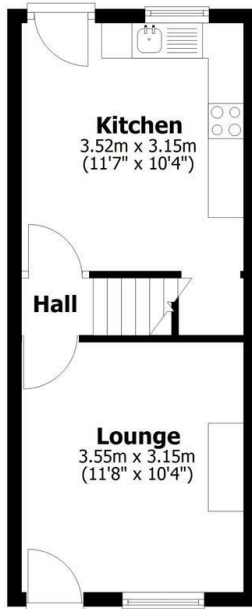


## 24 Bellevue Road, Lincoln, LN1 1HH

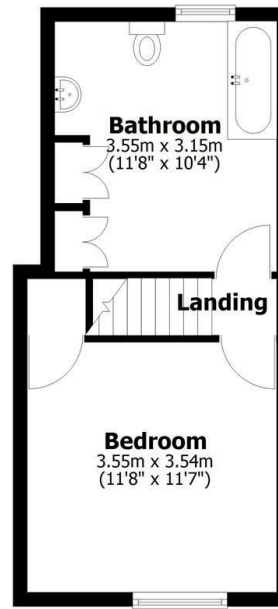
Asking Price £150,000

- Period One Bedroom Cottage
- Fitted Kitchen
- Ideal First Time Buy or Investment
- Council Tax Band A
- Uphill Lincoln Location
- Front and Rear Gardens
- No Onward Chain
- Lounge
- Large Bathroom
- EPC Rating C

**Ground Floor**  
Approx. 25.5 sq. metres (274.0 sq. feet)

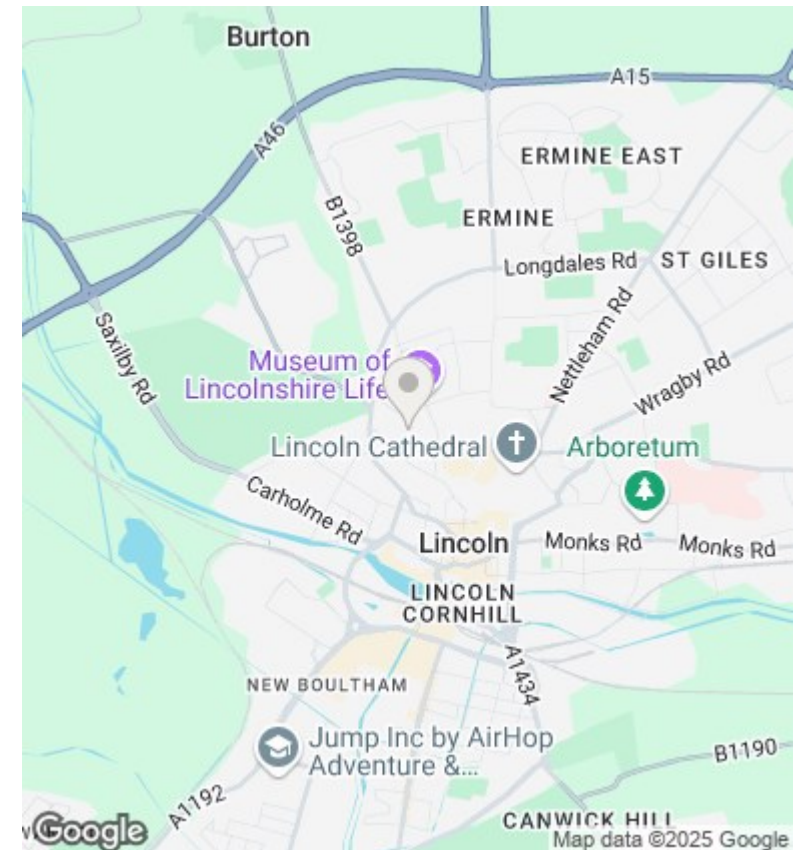


**First Floor**  
Approx. 27.2 sq. metres (293.3 sq. feet)



Total area: approx. 52.7 sq. metres (567.2 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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	