



# the agent



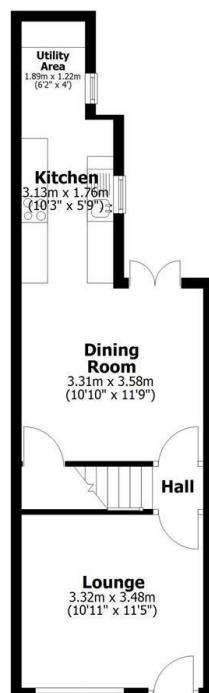
## 44 Chelmsford Street, Lincoln, LN5 7LL

Asking Price £150,000

- Investment Property
- Newly Renovated Throughout
- Fully Furnished
- Council Tax Band A
- Established Fully Managed Rental Investment £320 PW (£16,000 PA)
- Kitchen with Dining Room
- No Onward Chain
- Two Double Bedrooms with En-suite Shower Rooms
- Separate Lounge
- EPC Rating C

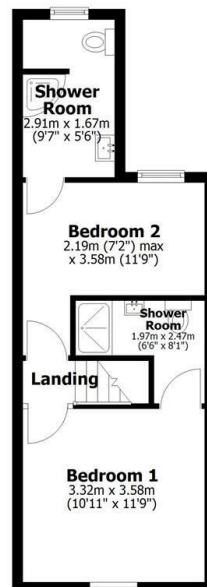
### Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



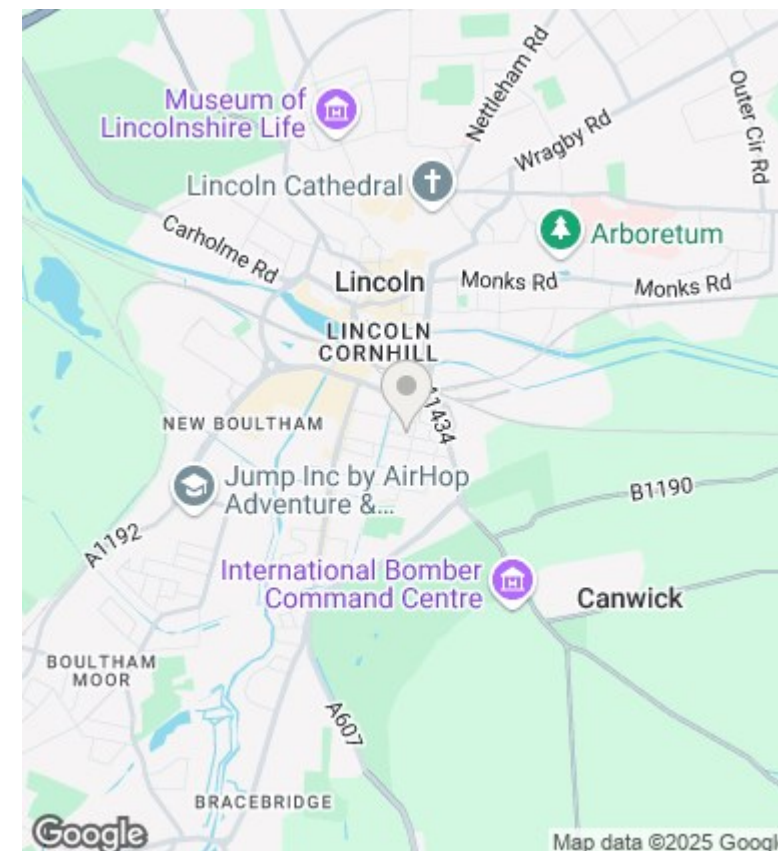
### First Floor

Approx. 32.0 sq. metres (344.3 sq. feet)



Total area: approx. 66.9 sq. metres (719.7 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>	<b>77</b>	
(69-80) <b>C</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	