



- Bay Fronted Terrace House
- 3 Bedrooms
- Downstairs Wet Room
- First Floor WC
- Extensive uPVC Double Glazing
- Partial Gas Central Heating
- Updating Required
- Chain Free

Dixon Street, Lincoln, LN5 8AG,
£109,950





Situated on Dixon Street just of Lincoln High Street. Starkey&Brown is pleased to offer for sale this bay fronted Victorian terrace in need of some updating. Accommodation comprises of 3 bedrooms and a WC to the first floor. Whilst downstairs has a lounge, dining kitchen, a separate kitchen and a wet room. The property benefits from having a central heating boiler providing partial central heating to radiators and extensive uPVC double glazing. We are advised by the vendor this property is to be offered chain free. Council tax band: A. Freehold.



Front door into:

Hallway

Having stairs rising to first floor.

Lounge

12' 0" x 11' 2" plus bay (3.65m x 3.40m)

Having a gas fire, double radiator and a uPVC walk-in double glazed bay window to front aspect.

Kitchen Diner

12' 1" x 12' 0" (3.68m x 3.65m)

Having a range of fitted wall and base units with rolled edge worktop surfaces incorporating cupboards and drawers, feature fireplace, uPVC window to rear aspect and understairs storage cupboard.

Further Kitchen Area

11' 0" x 7' 0" (3.35m x 2.13m)

Having wall and base units, rolled edge work surfaces, single sink with single drainer unit, uPVC window to side aspect and door leading to rear courtyard garden.

Wet Room

6' 5" x 3' 8" (1.95m x 1.12m)

Having a sloped floor. Open aspect shower with shower curtain, low level flush WC, wash hand basin, double radiator and uPVC window.

First Floor Landing

Having access to loft and radiator.

Bedroom 1

12' 0" max x 12' 3" (3.65m x 3.73m)

Having wall mounted central heating boiler, single radiator and a uPVC window. Door to:

Upstairs WC

7' 1" x 2' 10" (2.16m x 0.86m)

Could be possibly converted into a shower room. Currently has a low level flush WC and wash hand basin.

Bedroom 2

11' 3" x 7' 1" (3.43m x 2.16m)

Having uPVC window.

Bedroom 3

8' 2" x 7' 10" (2.49m x 2.39m)

Having uPVC window.

Outside

Having a shared passage leading to a rear yard.

Rear Yard

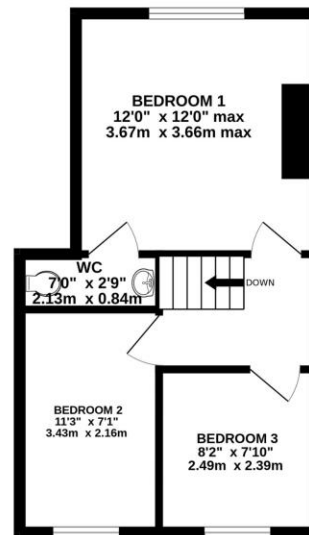
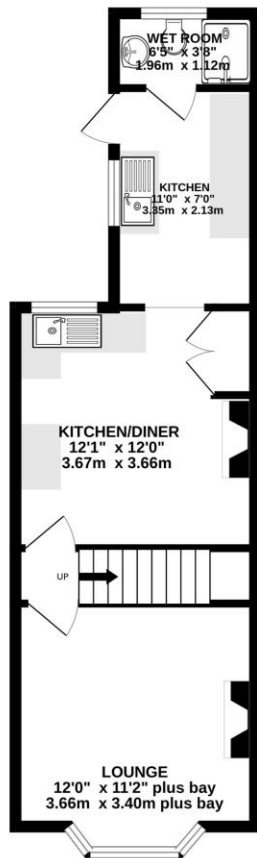
Having raised flower borders and 2 outhouses.





GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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