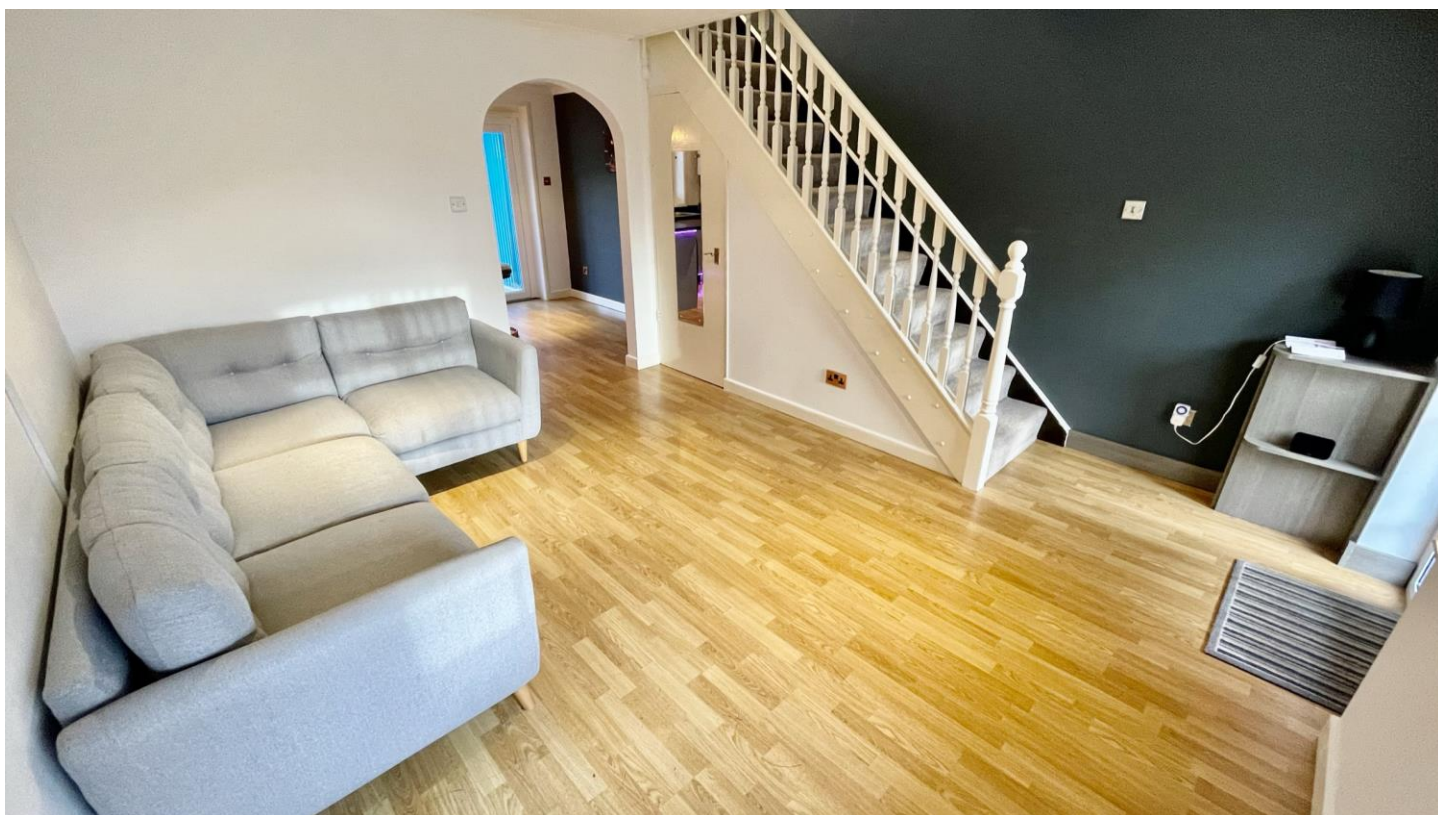


- Modern Town House
- Very Well Presented Throughout
- Popular Residential Location
- 2 Bedrooms & New Bathroom
- Master With South-Facing Balcony
- uPVC Conservatory
- Driveway Parking
- 10 Mins Canal-Side Walk To Brayford

Roman Wharf, West End, LN1 1SR,
Offers In Region Of £195,000





Located within the highly regarded Roman Wharf area of Lincoln, only a 10 minute canalside walk from Lincoln's Brayford Pool is this very well presented town house. Accommodation briefly comprises 13'5 lounge, 13'3 kitchen diner with modern kitchen and french doors leading into uPVC conservatory. To the first floor there are two bedrooms, the master bedroom benefitting from two sets of french doors and leading to south facing balcony, and a bespoke fitted reading/snug area with fitted daybed. To the first floor there is also a recently refurbished bathroom. Outside the property has a driveway with space for at least one car (has occasionally been used for two smaller cars) and an enclosed garden to the rear. NO CHAIN!! Council tax band: B. Freehold.



Lounge

Having uPVC front entrance door, laminate wood effect flooring, radiator, downlights, stairs rising to first floor and understairs storage cupboard. Archway into:

Kitchen Diner

13' 3" x 9' 0" (4.04m x 2.74m)

Having a range of matching wall and base units, breakfast bar, LED kickboard lighting, single drainer stainless steel sink unit, CDA rotisserie cooking range with cooker hood over, space for full height fridge freezer, plumbing for washing machine, central heating boiler (installed approximately 2017, serviced January 2023), laminate wood effect laminate flooring, downlights, coved ceiling and uPVC door into:

Conservatory

11' 0" x 6' 7" (3.35m x 2.01m)

Being of uPVC construction with laminate wood effect flooring, radiator and French doors overlooking the garden.

First Floor Landing

Having access to part boarded loft with loft ladder and airing cupboard housing hot water cylinder.

Master Bedroom

13' 3" max x 10' 7" (4.04m x 3.22m)

Having 2 sets of French doors leading onto south facing balcony.

Bespoke Snug/Reading Area

Having fitted daybed with storage beneath and fitted bookshelves over, laminate wood effect flooring, fitted wardrobe, 2 contemporary vertical radiators.

Balcony

Being south-facing and having wrought iron railings, room for patio table and chairs and artificial turfed floor.

Bedroom 2

9' 8" x 6' 10" (2.94m x 2.08m)

Having radiator and coved ceiling.

Bathroom (refurbished in 2021)

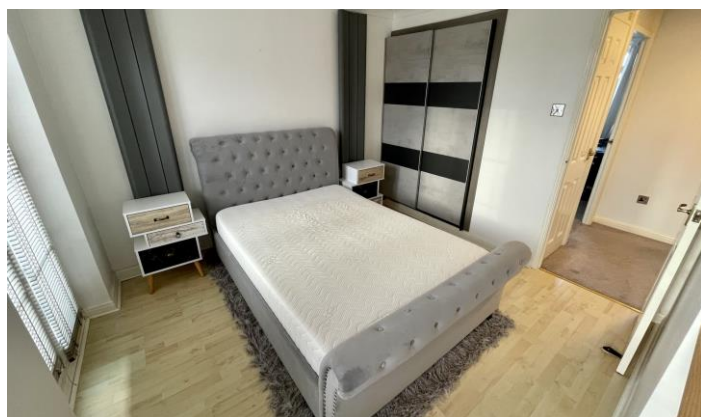
Having 3 piece suite comprising panelled bath with mains fed rainfall shower, additional handheld shower and folding glass shower screen over, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, fully tiled walls and heated towel rail.

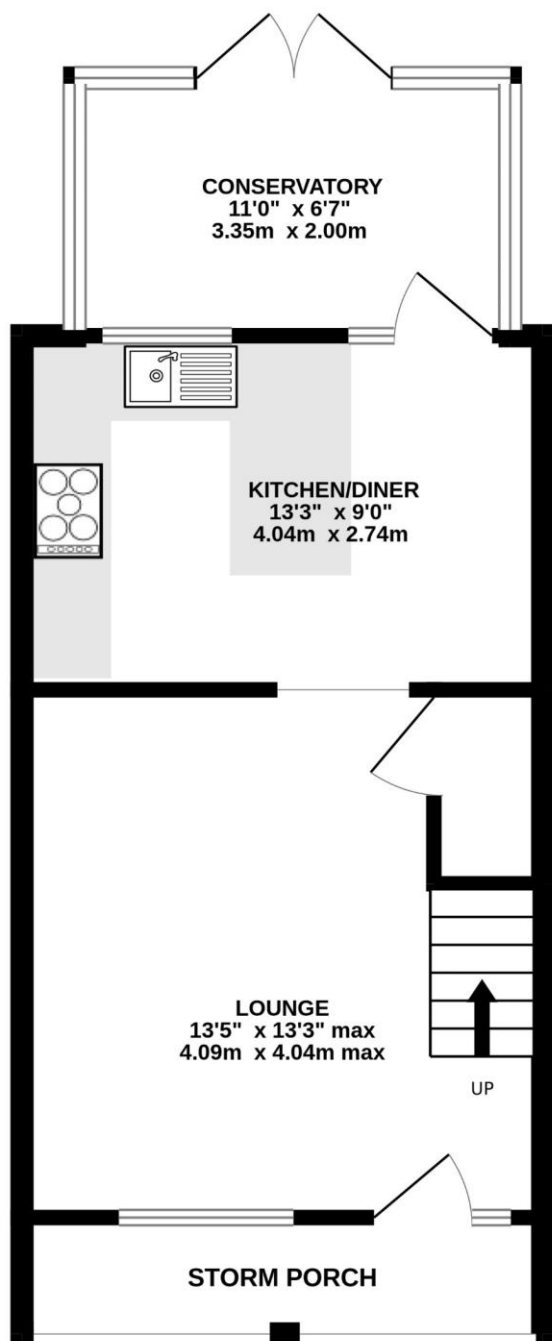
Outside Front

To the front of the property there is a tarmac driveway with outside lighting, storm porch leading to front entrance door.

Outside Rear

To the rear of the property there is a low maintenance fully enclosed garden comprising timber decking slate bed garden area with gravelled borders and garden shed.



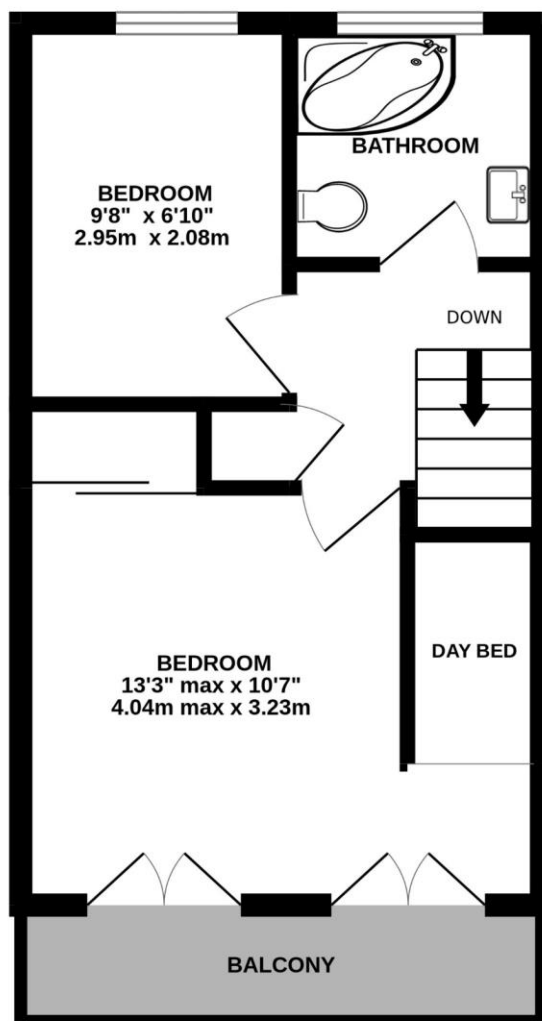


GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



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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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