



- Mid Terrace House
- 2 Bedrooms
- In Need Of Modernisation
- Lounge & Dining Room

- Kitchen & Bathroom
- 2 Double Bedrooms To First Floor
- Rear Garden
- Chain Free

John Street, Lincoln, LN2 5BH,
£90,000





Situated off Monks Road on John Street. Starkey&Brown are pleased to offer for sale this mid terrace house in need of some modernisation. Accommodation comprises of 2 double bedrooms to the first floor. Downstairs boasts a lounge, separate dining room, kitchen and bathroom. Partial double glazed. Garden to rear aspect. The property is offered for sale chain free. Call today to view. Council tax band: A. Freehold.

uPVC Front door into:

Lounge

12' 0" x 11' 6" max (3.65m x 3.50m)

Having radiator, feature fireplace and uPVC window to front aspect.

Dining Room

12' 1" x 11' 6" (3.68m x 3.50m)

Having sash window to rear aspect, understairs storage cupboard and radiator.

Kitchen

8' 10" x 6' 0" (2.69m x 1.83m)

Having single sink with single drainer unit, window to side aspect and door to garden. Archway through to:

Inner Lobby

6' 0" x 2' 6" (1.83m x 0.76m)

Having airing cupboard housing lagged copper cylinder and central heating boiler. Door through to:

Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)

Having 3 piece suite comprising of panelled bath, wash hand basin, low level flush WC and window to side aspect.

First Floor Landing

Bedroom 1

12' 0" x 11' 7" (3.65m x 3.53m)

Having sash window, built-in cupboard and radiator.

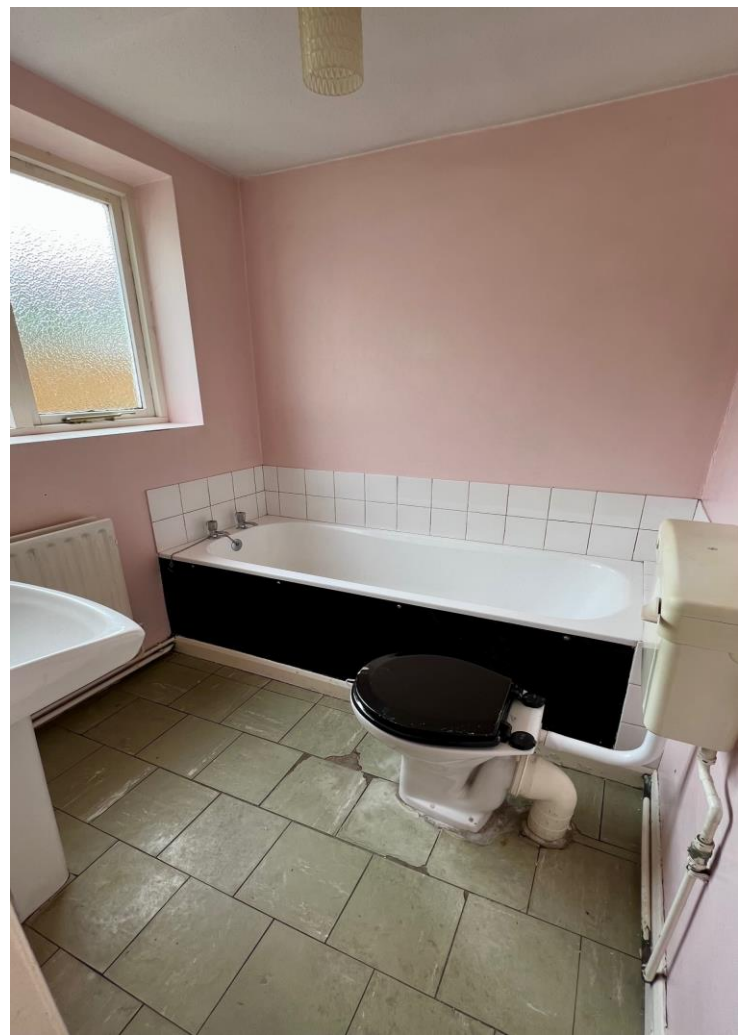
Bedroom 2

12' 2" x 11' 6" (3.71m x 3.50m)

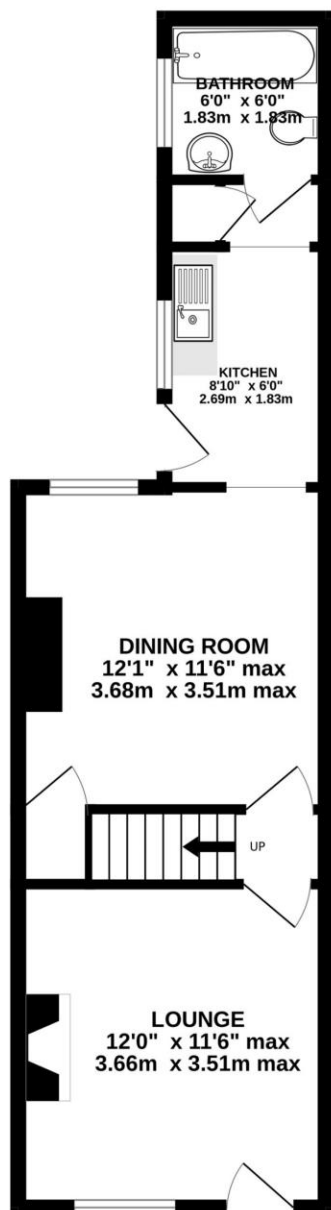
Having sash window, single radiator and built-in cupboard housing cold water tank and window to side aspect.

Outside Rear

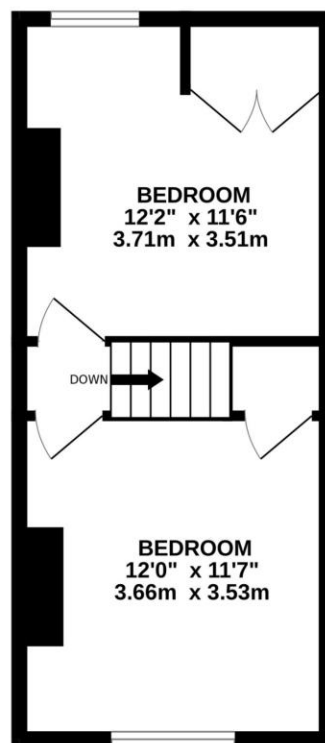
Having small rear garden.



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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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