



- Mid Terraced House
- Popular West End Location
- Close To City Centre
- Some Modernisation Required
- Lounge, Dining Room & Office
- Kitchen & Utility
- 2 Double Bedrooms & Upstairs Bathroom
- NO CHAIN!

Rudgard Lane, West End, LN1 1QH,
£157,500





Located within the West End area of Lincoln and within walking distance of Lincoln city centre is this terrace house on Rudgard Lane. The property would benefit from a scheme of modernisation works, however offers spacious and versatile accommodation which briefly comprises entrance lobby, lounge, separate dining room, 7'10" kitchen, utility, office, first floor landing, 2 double bedrooms and spacious first floor bathroom. Outside the property benefits from a courtyard garden to the rear. NO CHAIN! Council tax band: A. Freehold.



Entrance Lobby

Having side entrance door and stairs rising to first floor.

Lounge

11' 9" max x 11' 2" (3.58m x 3.40m)

Having ornamental fire surround and paved hearth, meter cupboard to alcove, radiator and coved ceiling.

Dining Room

12' 0" max x 11' 5" max (3.65m x 3.48m)

Having original storage cupboard to alcove, radiator and understairs storage cupboard.

Kitchen

7' 10" x 6' 10" (2.39m x 2.08m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with tiled splash backs, built-in oven, hob and cooker hood, space for additional appliance and tiled effect flooring.

Utility

Having space for appliance with work surfacing over, wall and base units, wall mounted Viessman condensing central heating boiler (serviced annually) and door leading into porch.

Office

8' 6" x 6' 10" (2.59m x 2.08m)

Having radiator and plumbing for washing machine.

Porch

Having double doors leading to rear garden.

First Floor Landing

Having access to loft.

Bedroom 1

14' 10" max x 11' 2" (4.52m x 3.40m)

Having radiator and airing cupboard housing hot water cylinder.

Bedroom 2

12' 0" x 8' 3" (3.65m x 2.51m)

Having radiator.

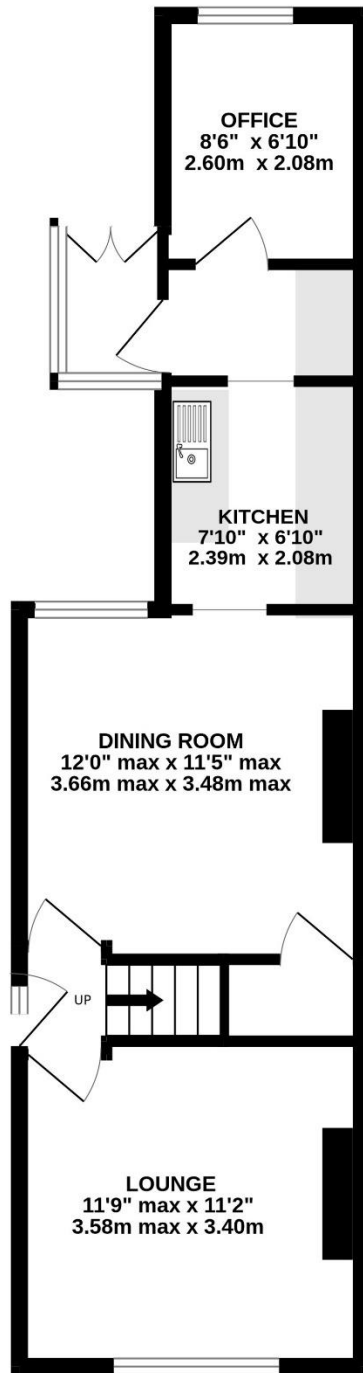
Bathroom

Having 3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, fully tiled walls and extractor.

Outside Rear

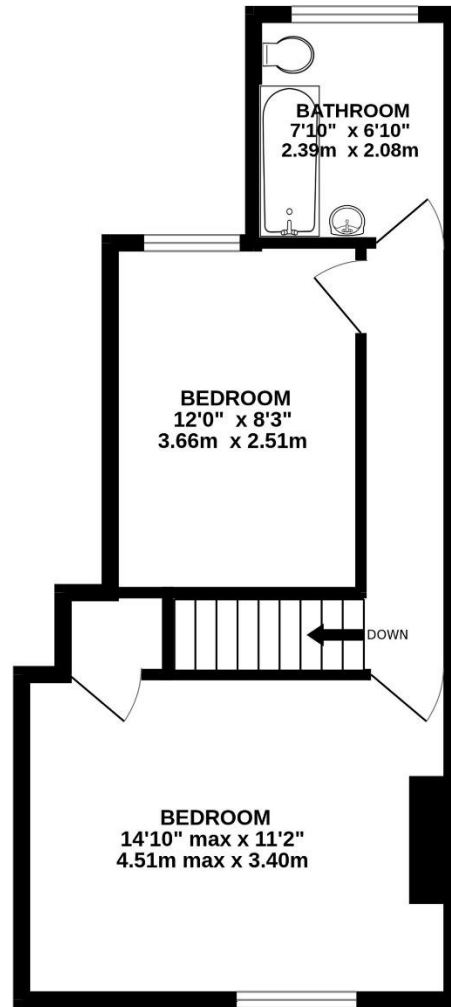
To the rear of the property there is a concrete courtyard garden with garden shed.





GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

TOTAL FLOOR AREA : 847 sq.ft. (78.7 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.
 Made with Metropix ©2024



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
 T: 01522 845845
 E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
 YOUR LOCAL PROPERTY PEOPLE