



- No Onward Chain!
- End Terrace House
- 3 Bedrooms
- 3 Floors

- Bay Fronted Facade
- Family Bathroom & Shower Room
- Courtyard Garden
- City Centre Location

Robey Court, Robey Street, LN5 8AF,
£160,000





Offered for sale with no onward chain is this 3 storey city centre terraced property. Being bay fronted and having accommodation over 3 floors the property incorporates generous living accommodation. The ground floor comprises a bay fronted lounge measuring 16'6" max which gives access into kitchen diner with a range of fitted units and access to a downstairs WC. The first floor includes 2 bedrooms and a 3 piece bathroom. The top floor comprises a bedroom and a shower room. To the rear of the property there is a low maintenance rear courtyard being mostly paved and provides access to the side passage. The property is situated to Lincoln city centre and is within easy reach of all the essential amenities that the Cathedral city of Lincoln has to offer. For further details contact Starkey&Brown. Council tax band: B. Freehold.

Entrance Hall

Having front door entry to side aspect. Access via side passage to side aspect of the front facade. Stairs rising to first floor and access into:

Lounge

16' 6" max x 12' 3" (5.03m x 3.73m)

Having uPVC double glazed bay window to front aspect and radiator.

Kitchen Diner

12' 2" x 10' 4" (3.71m x 3.15m)

Having uPVC double glazed window to rear aspect, French doors to rear aspect leading onto rear garden, a range of eye and base level units with counter worktops, space and plumbing for appliances and radiator. Access to:

Downstairs WC

Having uPVC double glazed window to side aspect, radiator, pedestal hand wash basin unit, low level WC and extractor unit.

First Floor Landing

Bedroom 1

12' 2" x 10' 4" (3.71m x 3.15m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 2

10' 8" x 6' 10" (3.25m x 2.08m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

7' 7" x 5' 1" (2.31m x 1.55m)

Having panelled bath, hand wash basin unit, low level WC and uPVC double glazed obscured window to rear aspect.

Second Floor Landing

Bedroom 3

12' 0" x 7' 2" (3.65m x 2.18m)

Having eaves storage, uPVC double glazed window to front aspect and radiator.

Shower Room

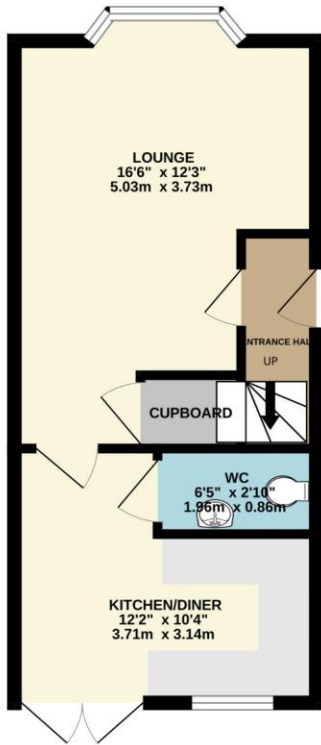
Having a shower cubicle, low level WC, pedestal hand wash basin unit, Velux window, low level WC and radiator.

Outside Rear

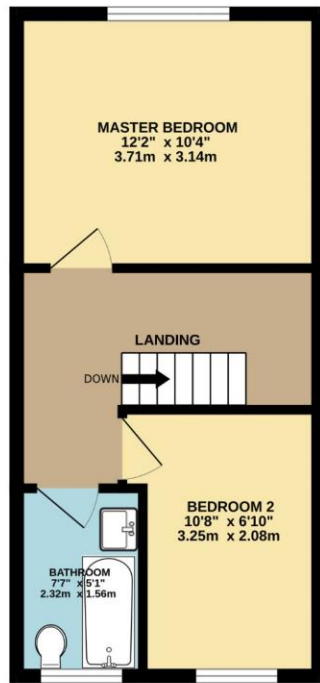
Mostly paved with enclosed fence perimeters. Gated access to the side passage.



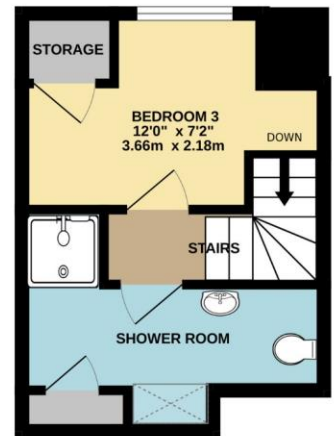
GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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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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