



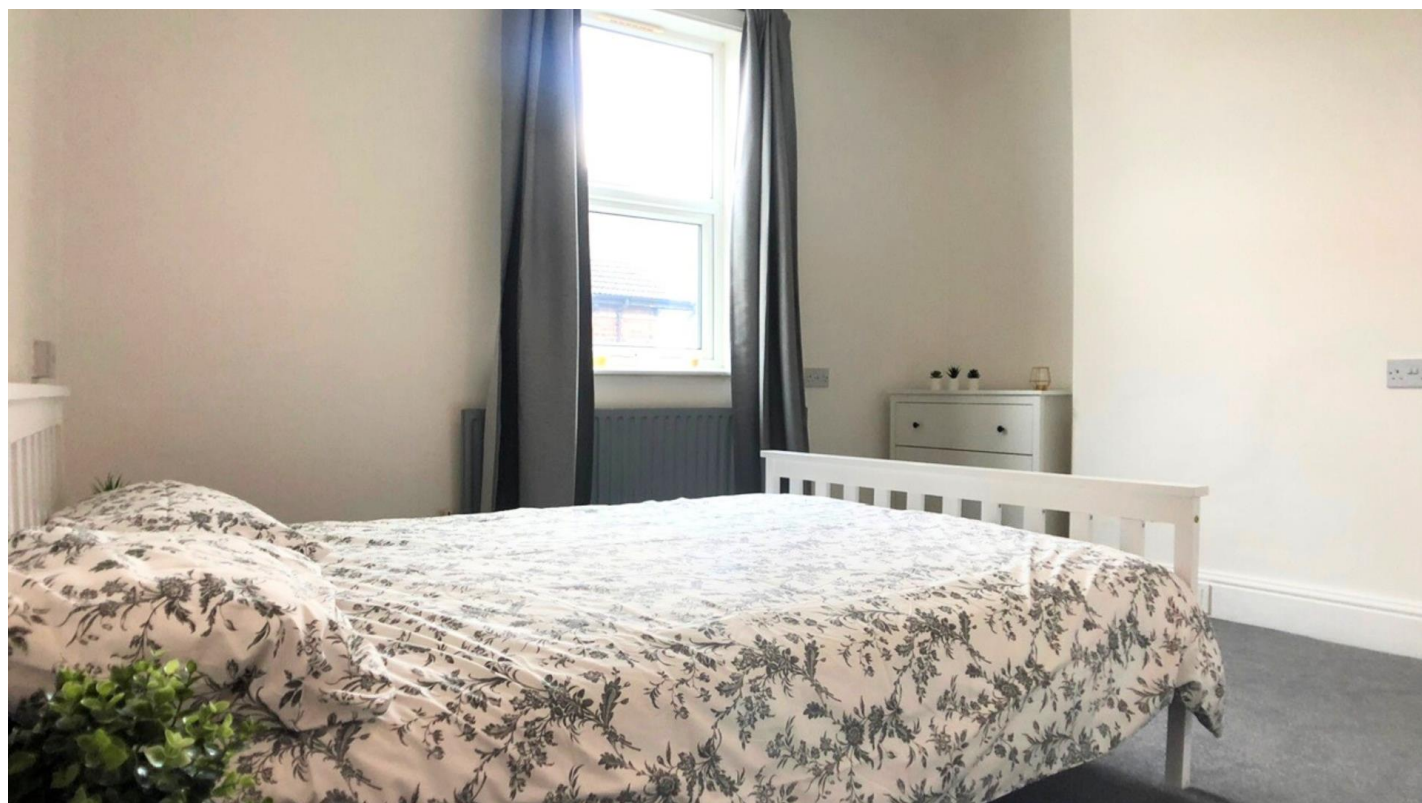
- Two Bedroom Terrace House
- Lounge & Separate Dining Room
- Ideal First Time Buy
- Investment Opportunity
- Upstairs Bathroom
- Fantastic Location
- Call Today To View
- No Chain

Knight Street, Lincoln, LN5 8JY,
£135,000





Starkey&Brown is delighted to offer for sale this well presented 2 bedroom terrace house. Accommodation briefly comprises of an entrance hall, lounge, dining room, kitchen, 2 good sized bedrooms and a family bathroom. To the rear of the property there is a brick paved rear garden. Further benefits of the property includes uPVC double glazing and gas central heating throughout. Knight Street situated off Sincil Bank area of Lincoln and is close to nearby amenities such as off license, takeaways, schooling at primary level, walking distance to Lincoln city centre, Lincoln train and bus station. Offered for sale no chain. Call today to arrange a viewing. Council tax band: A. Freehold.



Lounge

Having uPVC double glazed window to front aspect, radiator, feature fireplace and hardwood flooring.

Dining Room

12' 10" x 11' 2" (3.91m x 3.40m)

Having uPVC double glazed window to rear aspect, hardwood flooring and radiator.

Kitchen

11' 3" x 6' 11" (3.43m x 2.11m)

Having a range of base and eye level units with counterwork tops, integral oven, hob with extractor, radiator, vinyl flooring, uPVC double glazed window to side aspect and a uPVC door to side aspect leading to rear garden.

Bedroom 1

12' 10" x 11' 2" (3.91m x 3.40m)

Having uPVC double glazed window to front aspect, cupboard with railing and a radiator.

Bedroom 2

11' 2" x 7' 7" (3.40m x 2.31m)

Having uPVC double glazed window to rear aspect and radiator.

Family Bathroom

9' 11" x 7' 11" (3.02m x 2.41m)

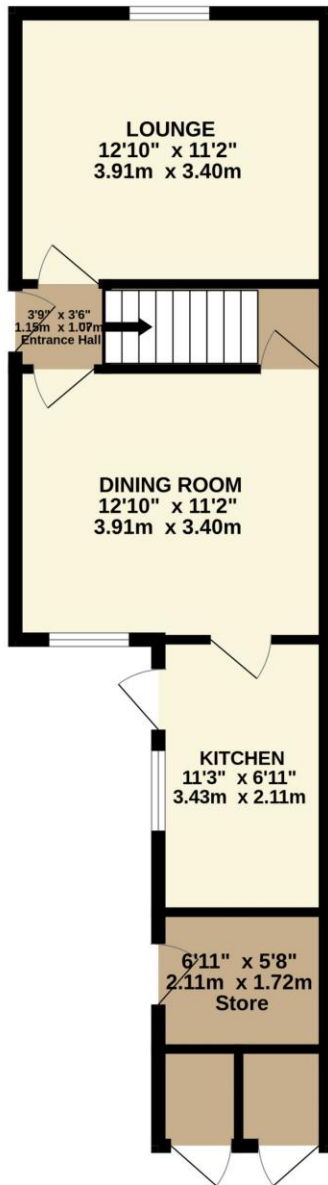
Having uPVC double glazed obscured window to rear aspect, corner bath, shower cubicle, low level WC, wash hand basin, heated towel rail, tiled walls and vinyl flooring.

Outside Rear

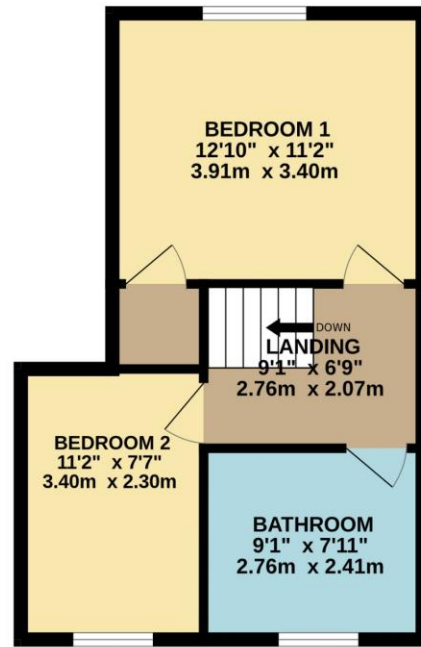
Having block paving with a storage measuring 6'11 x 5'8 (2.11m x 1.73m) further 2 storage rooms.



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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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.

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