

- Two Bedrooms
- Permit Parking
- UPVC Double Glazed
- Gas Central Heating

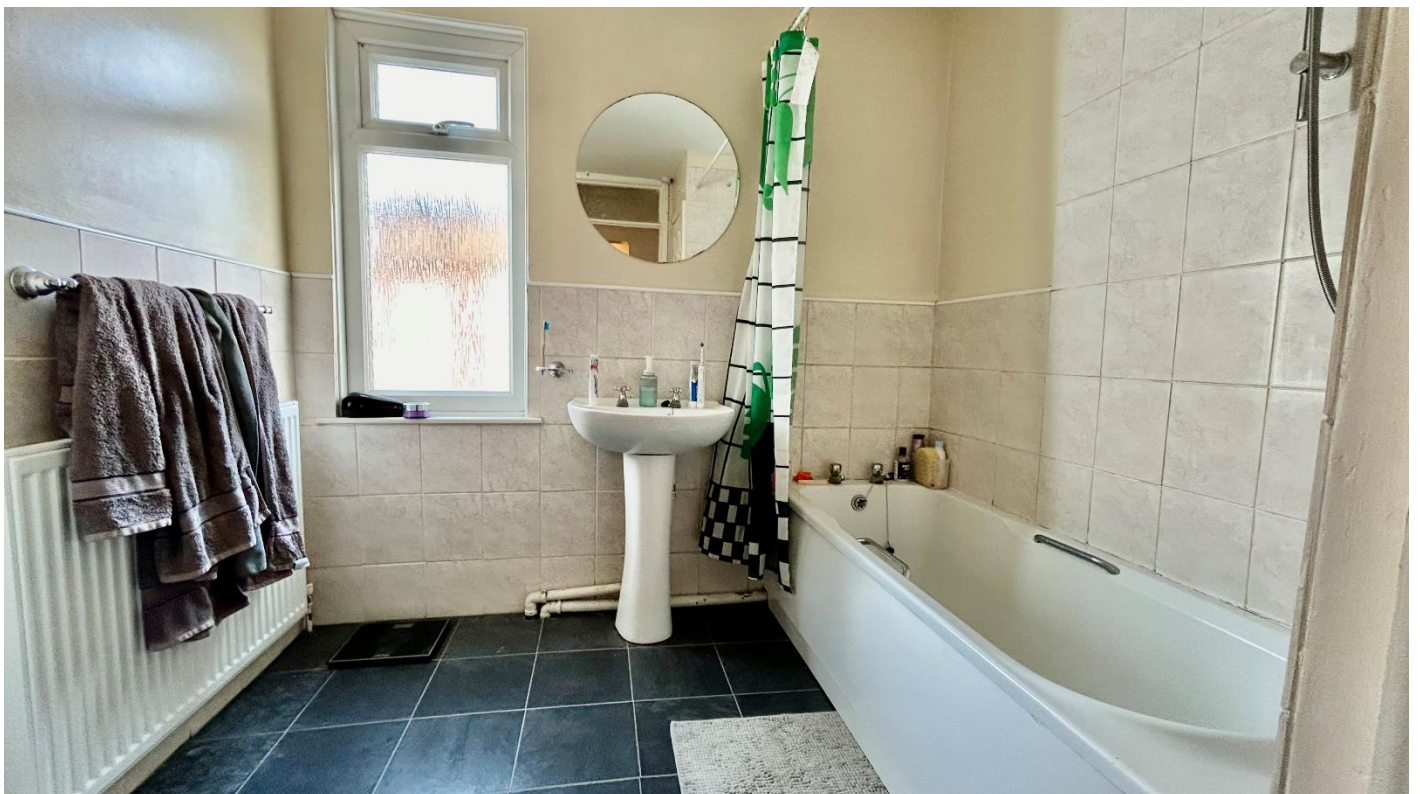
- Enclosed Rear Garden
- Ideal First Time Buy
- Investment Opportunity
- NO CHAIN!

Thomas Street, LN2 5BJ,
£125,000





Benefitting from being sold with NO ONWARD CHAIN and located to provide easy, convenient access to the City Centre of Lincoln is this well presented 2 bedroom terraced home. Boasting accommodation comprising of lounge, kitchen/diner, 2 bedrooms and a main family bathroom. Outside the property boasts a large mostly laid to lawn enclosed rear garden. The property further benefits from gas fire central heating and double glazing throughout. The location gives easy access to a wide range of city amenities shops, retailers, road, rail and public transport links as well as the college and University of Lincoln. In the agents opinion this property is an ideal first time buy or a fantastic investment opportunity. To arrange a viewing please contact Starkey&Brown today of 01522 845845. Freehold. Council tax band: A A



Lounge

Having uPVC double glazed window to the front aspect, feature fireplace, hard wood flooring, neutrally presented with radiator.

Kitchen/Diner

12' 9" x 11' 6" (3.88m x 3.50m)

Having uPVC double glazed window to the rear aspect, lino flooring, uPVC door to the rear aspect, a range of high and low units with worktop, built in sink, oven and hob and neutrally presented with radiator.

Bedroom 1

12' 9" x 11' 8" (3.88m x 3.55m)

Having uPVC double glazed window to the rear aspect, carpeted, neutrally presented with radiator.

Bedroom 2

11' 4" x 7' 10" (3.45m x 2.39m)

Having uPVC double glazed window to the front aspect, walk in wardrobe, carpeted, neutrally presented with radiator.

Bathroom

8' 10" x 7' 10" (2.69m x 2.39m)

Having uPVC double glazed window to the front aspect, lino flooring, bath with shower over, basin and toilet with radiator. There is also a storage cupboard.

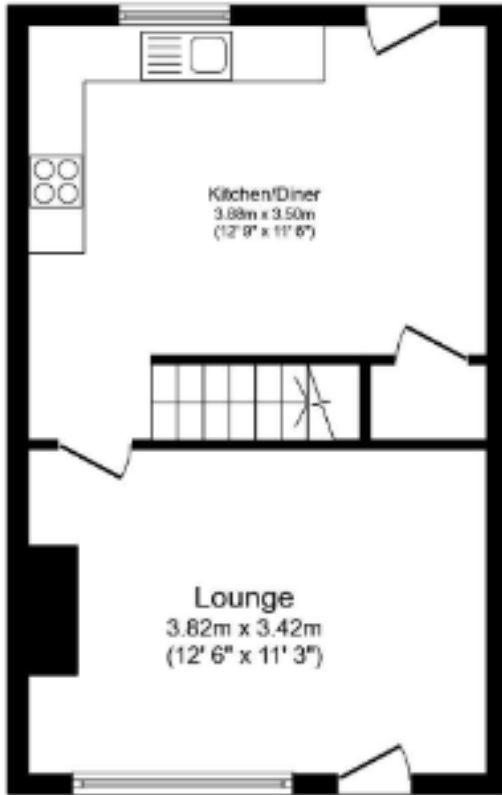
Outside Rear

Having a large, enclosed rear garden which is mostly laid to lawn.

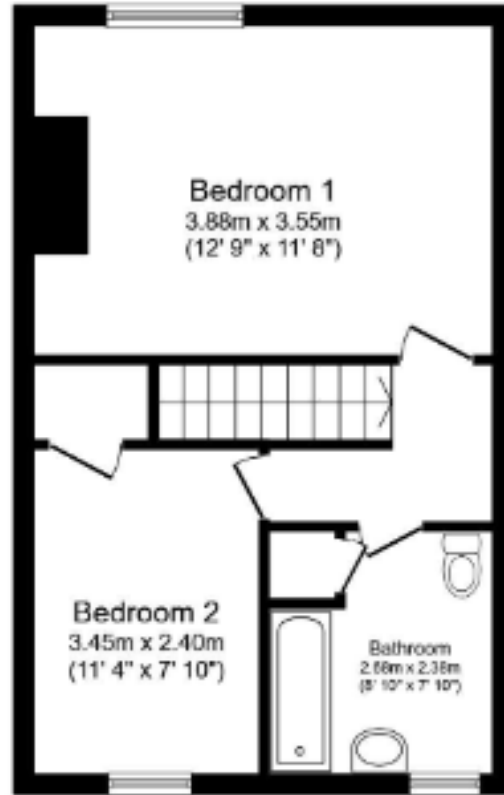
Agents Notes

There is an additional piece of land to the side of the property which is part of the garden, it is rented at a yearly fee. Please contact Starkey&Brown for more details.





Ground Floor



First Floor

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.

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



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