

- Semi-Detached House
- Modernisation Required
- Popular West End Location
- 3 Bedrooms

- West-Facing Garden
- Fantastic Potential!
- NO CHAIN!
- Call Today To View!

Severn Street, West End, LN1 1SJ,  
Offers Over £150,000





FANTASTIC POTENTIAL IN THE WEST END! Located in a quiet cul-de-sac position within the ever popular West End area of Lincoln is this semi-detached house on Severn Street. The property is a short walk from Lincoln University and the City Centre and would benefit from a full scheme of modernisation works. However, it offers fantastic potential with accommodation briefly comprising entrance hallway, 13'10 lounge with bay window, kitchen, 11'10 conservatory, ground floor bathroom, separate WC, first floor landing and 3 good sized bedrooms. Outside the property has a generous West facing garden to the rear. NO CHAIN. Council tax band: A. Freehold.



### Entrance Hallway

Having uPVC front entrance door and stairs rising to first floor.

### Lounge

13' 10" max x 13' 8" into bay (4.21m x 4.16m)

Having walk-in bay window to front aspect, gas fireplace and picture rail.

### Kitchen

11' 1" x 10' 7" max (3.38m x 3.22m)

In need of modernisation with ample space for a range of wall and base units and appliances.

### Ground Floor Bathroom

Having 2 piece suite comprising panelled bath, wash hand basin and a wall mounted gas fire wall heater.

### Separate WC

Having low level WC.

### Conservatory

11' 10" x 7' 10" (3.60m x 2.39m)

Being of timber construction with ceramic tiled floor and French doors onto garden.

### First Floor Landing

#### Bedroom 1

13' 10" x 10' 9" (4.21m x 3.27m)

Having large built-in wardrobe and picture rail.

#### Bedroom 2

12' 2" x 10' 2" (3.71m x 3.10m)

Having picture rail.

#### Bedroom 3

8' 10" max x 6' 8" (2.69m x 2.03m)

Having built-in storage cupboard.

### Outside Front

To the front of the property there is a block paved courtyard with gate at side leading to the rear garden.

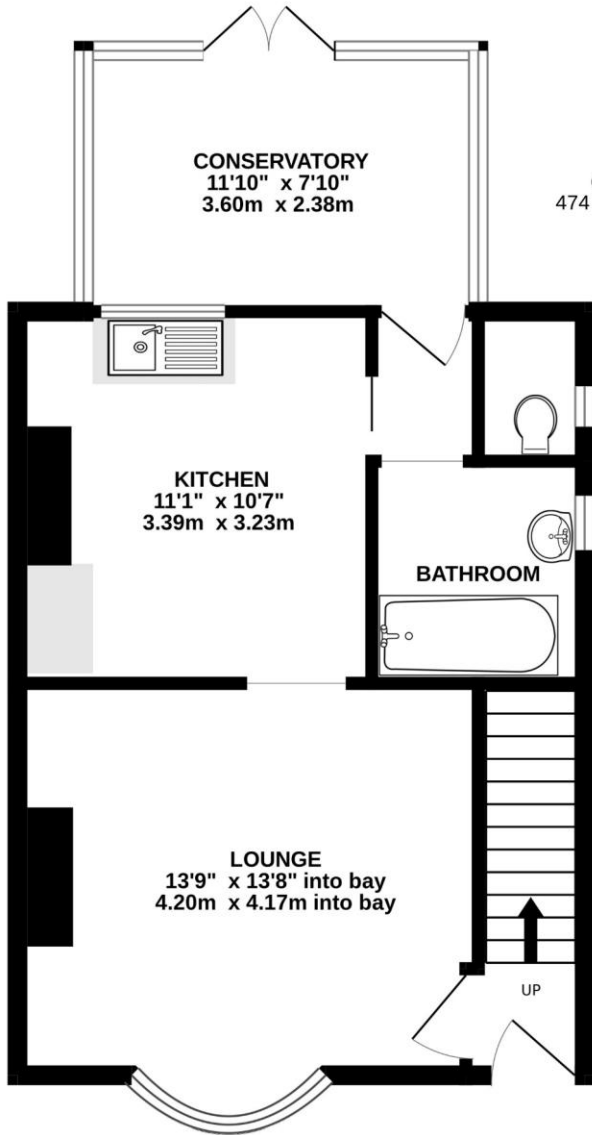
### Outside Rear

To the rear of the property there is a generous sized west-facing garden comprising paved patio areas and borders to include a number of plants and shrubs.

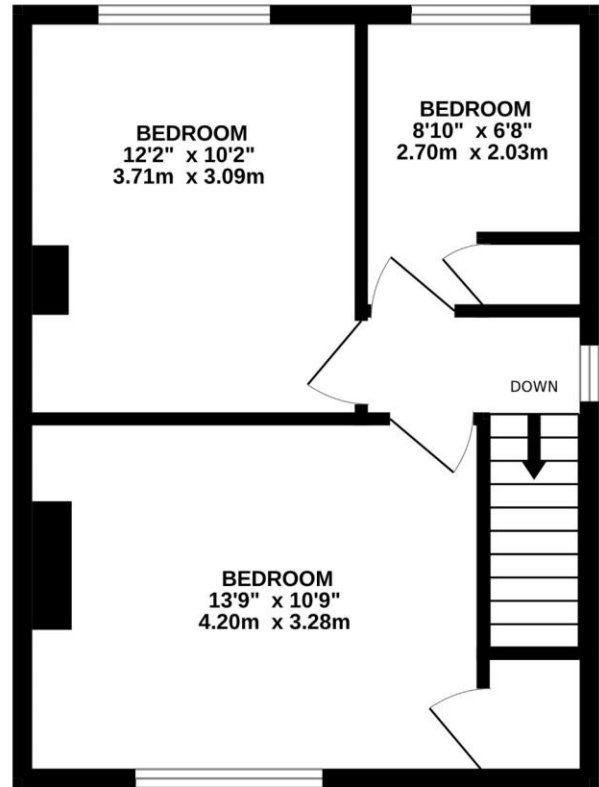


TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

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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**GROUND FLOOR**  
474 sq.ft. (44.1 sq.m.) approx.



**1ST FLOOR**  
381 sq.ft. (35.4 sq.m.) approx.

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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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