



- Renovation Required
- End Terrace House
- 2 Bedrooms
- Kitchen Diner

- First Floor Bathroom Completed
- River Witham Views
- City Centre Location
- Enclosed Rear Garden

St. Catherines Terrace, Lincoln, LN5 8EA,
Guide Price £150,000



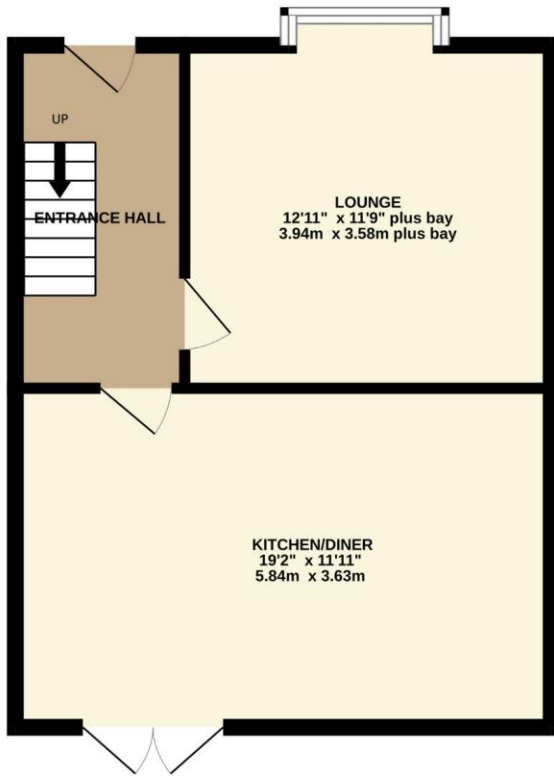


INVESTMENT OPPORTUNITY! Overlooking the River Witham is this period end terraced house located within the Southside area of Lincoln city centre. Being a short 20 minute walk to the main retail hub of the city, the property offers spacious accommodation over two floors. Having been partially renovated, the home is in need of a final programme of works to complete the house into an elegant period home sitting on the riverbank. Boasting 2 bedrooms, lounge, kitchen diner and luxury 1st floor bathroom the property comes with fantastic potential. Offered for sale with no onward chain, please be aware the property has no current heating system but comes with running water and electrics. For further details and viewing arrangements please contact Starkey&Brown. Council tax band: A. Freehold.

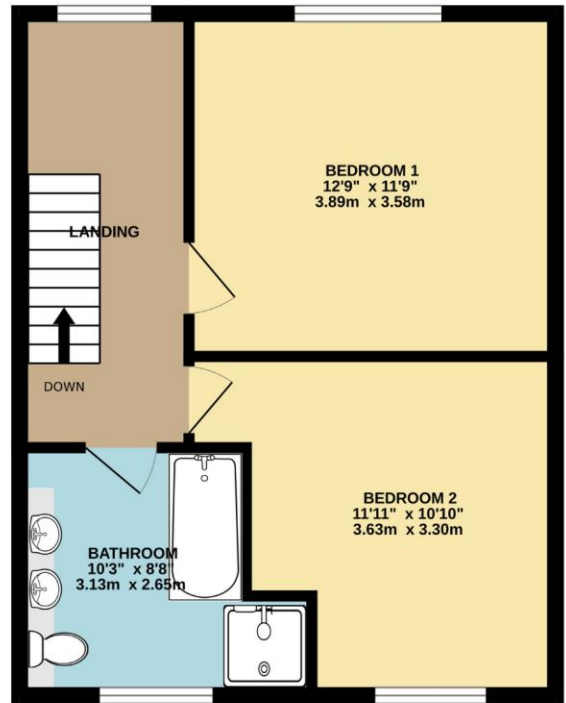




GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.1 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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