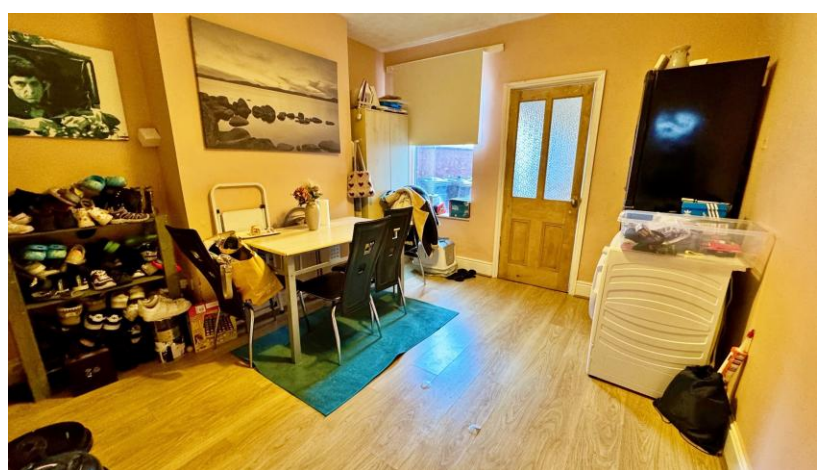




- Terraced House
- 2 Double Bedrooms
- 2 Bathrooms
- Lounge & Dining Room

- 10'5" Kitchen
- GCH & uPVC Double Glazing
- Courtyard Garden
- NO CHAIN!

Hood Street, Lincoln, LN5 7XB,
£115,000

TWO DOUBLE BEDS AND TWO BATHROOMS! Starkey&Brown are pleased to offer for sale this terraced two house which would make the ideal investment property. Accommodation benefits from gas central heating and uPVC double glazing and briefly comprises lounge, lobby with stairs rising to the first floor, separate dining room, 10'5 kitchen, ground floor shower room, two generous double bedrooms and large ensuite shower room to the master bedroom. The property also benefits from an enclosed courtyard garden. Please note that the property is being sold with current tenants in situ (contact Starkey&Brown for further details). Council tax band: A. Freehold. Call today to view!



Lounge

Having uPVC front entrance door, laminate wood effect flooring and radiator.

Inner Lobby

Having stairs rising to first floor.

Dining Room

12' 3" x 11' 1" max (3.73m x 3.38m)

Having laminate wood flooring and radiator.

Kitchen

10' 5" x 6' 2" (3.17m x 1.88m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash back, built-in oven hob and cooker hood, plumbing for washing machine, plumbing for dishwasher, ceramic tiled floor, radiator and uPVC door to garden.

Shower Room

Having 3 piece suite comprising shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, vinyl flooring, heated towel rail and extractor.

First Floor Landing

Bedroom 1

12' 2" x 11' 1" max (3.71m x 3.38m)

Having radiator.

En-Suite

Having spacious 3 piece suite comprising panelled bath with handheld shower attachment and glass shower screen over, pedestal wash hand basin with tiled splash backs, low level WC, laminate wood effect flooring, radiator, part tiled walls and airing cupboard housing Ideal combi boiler (approximately 6/7 years old and serviced annually).

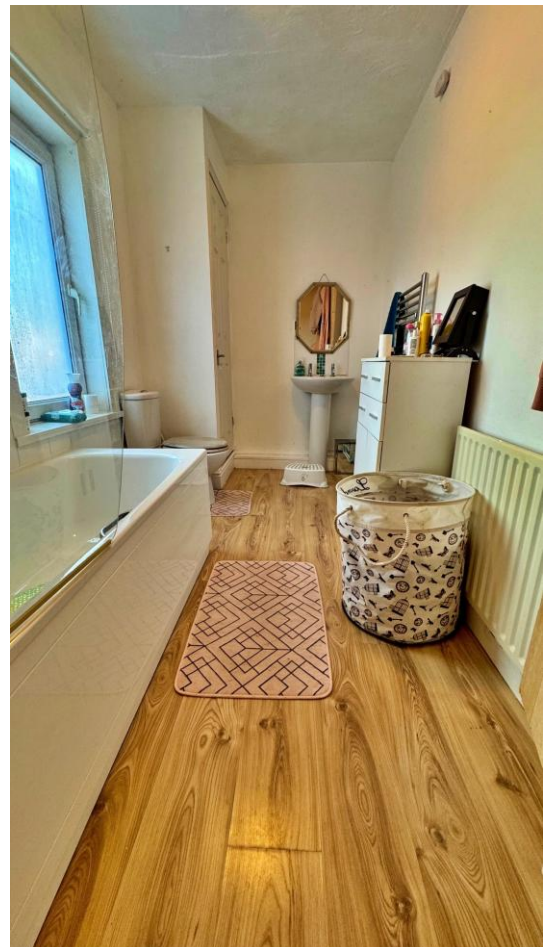
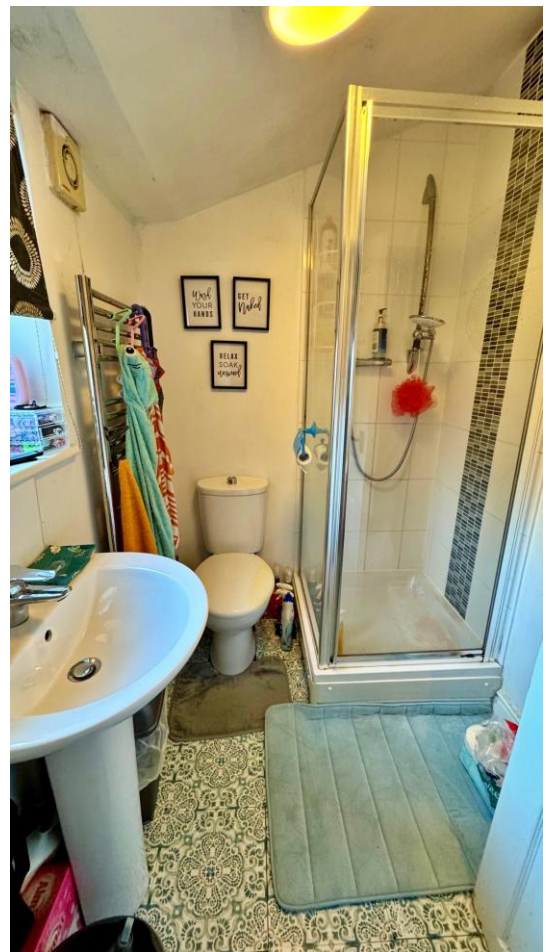
Bedroom 2

11' 4" x 11' 1" (3.45m x 3.38m)

Having radiator.

Outside Rear

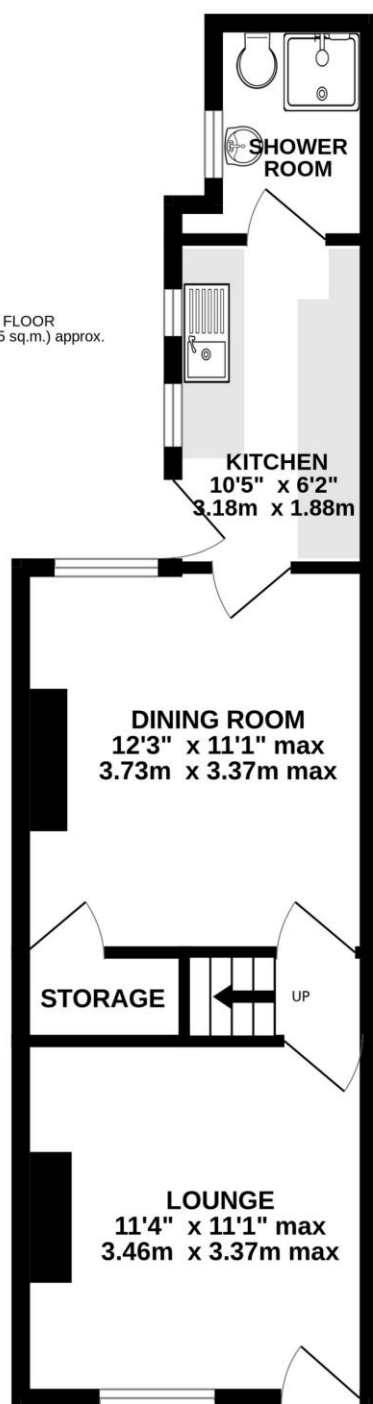
To the rear of the property there is an enclosed courtyard garden.



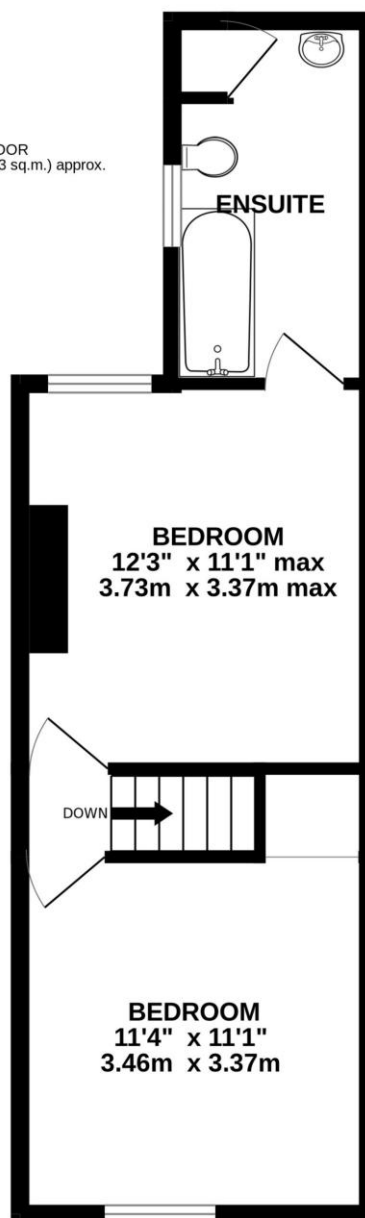
TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

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.
Made with Metropix ©2025

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE