



- NO ONWARD CHAIN
- Period Terrace House
- 3 Bedrooms
- Well Maintained Throughout

- 2 Reception Rooms
- First Floor Bathroom
- Rear Courtyard
- Lincoln City Centre

Tealby Street, Lincoln, LN5 8BS,
£145,000



Offered for sale with no onward chain is this 3 bedroom terrace property situated in Lincoln city centre. This period property dates back to the early 1900's and boasts 3 bedrooms across 2 floors. The ground floor comprises of 2 reception rooms and a kitchen which also has access to a utility room and a downstairs WC. Rising to the first floor the master bedroom measures 12'4" x 8'2", with 2 further bedrooms and a 3 piece family bathroom suite. Further benefits of the property includes gas central heating, uPVC double glazing, gas safety, electric checks and Vaillant combination boiler situated in the bathroom. The property has previously utilised as a rental property with the long term tenant who has maintained the property to a high standard throughout. Tealby Street is located to nearby essential amenities such as independent and nationwide retailers, a regular bus service to and from Lincoln city centre. For further details and viewing requests. Contact Starkey&Brown. Council tax band: A. Freehold.



Kitchen

6' 8" x 9' 8" (2.03m x 2.94m)

Having front door entry to side aspect. A range of base and eye level units with counter worktops, space and plumbing for appliances, oven and hob with extractor hood over, vinyl flooring, sink and drainer unit and a uPVC double glazed window to side aspect. Access into:

Utility Room

Having space and plumbing for appliances, uPVC double glazed window to side aspect. Access to:

Downstairs WC

5' 5" x 2' 5" (1.65m x 0.74m)

Having low level WC, pedestal wash hand basin unit, chrome heated hand towel rail, uPVC double glazed obscured window to side aspect.

Dining Room

12' 3" x 11' 4" (3.73m x 3.45m)

Having a uPVC double glazed window to rear aspect, radiator, alcove storage, access into understairs storage cupboard which houses the utility meters.

Lounge

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

Having uPVC double glazed window to front aspect, radiator and a gas fireplace.

First Floor Landing

Having access to 3 bedrooms and a bathroom.

Bedroom 1

12' 4" x 8' 2" (3.76m x 2.49m)

Having uPVC double glazed window to rear aspect and a built-in wardrobe.

Bedroom 2

12' 6" x 6' 1" (3.81m x 1.85m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

8' 5" x 8' 0" (2.56m x 2.44m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

6' 6" x 9' 7" max (1.98m x 2.92m)

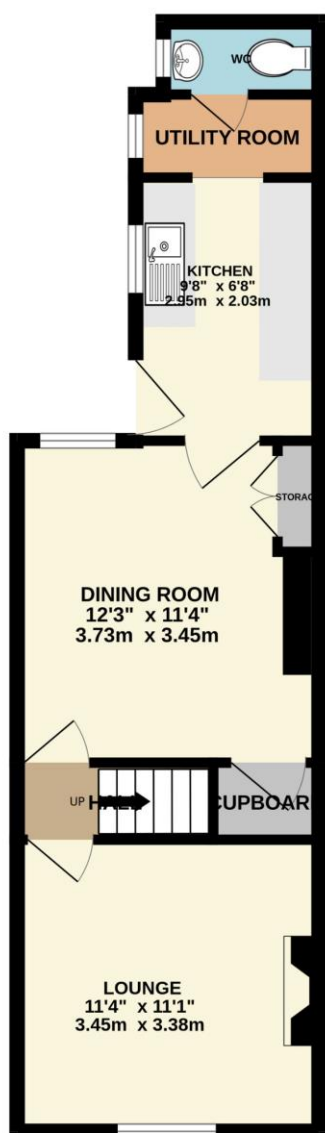
Having a 3 piece suite comprising a panelled bath with mains shower over, low level WC, pedestal hand wash basin unit, radiator, uPVC double glazed obscured window to side aspect, boiler cupboard housing a Vaillant condensing boiler.

Outside Rear

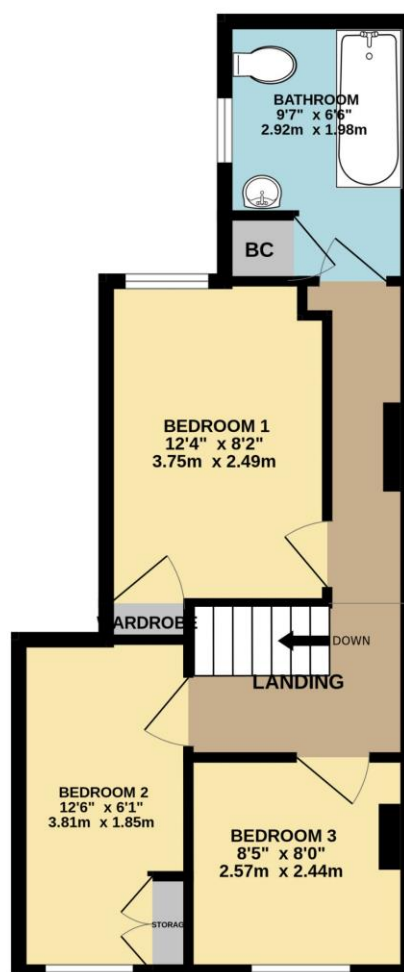
Having a north-facing courtyard garden providing low maintenance and external access.



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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.
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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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