

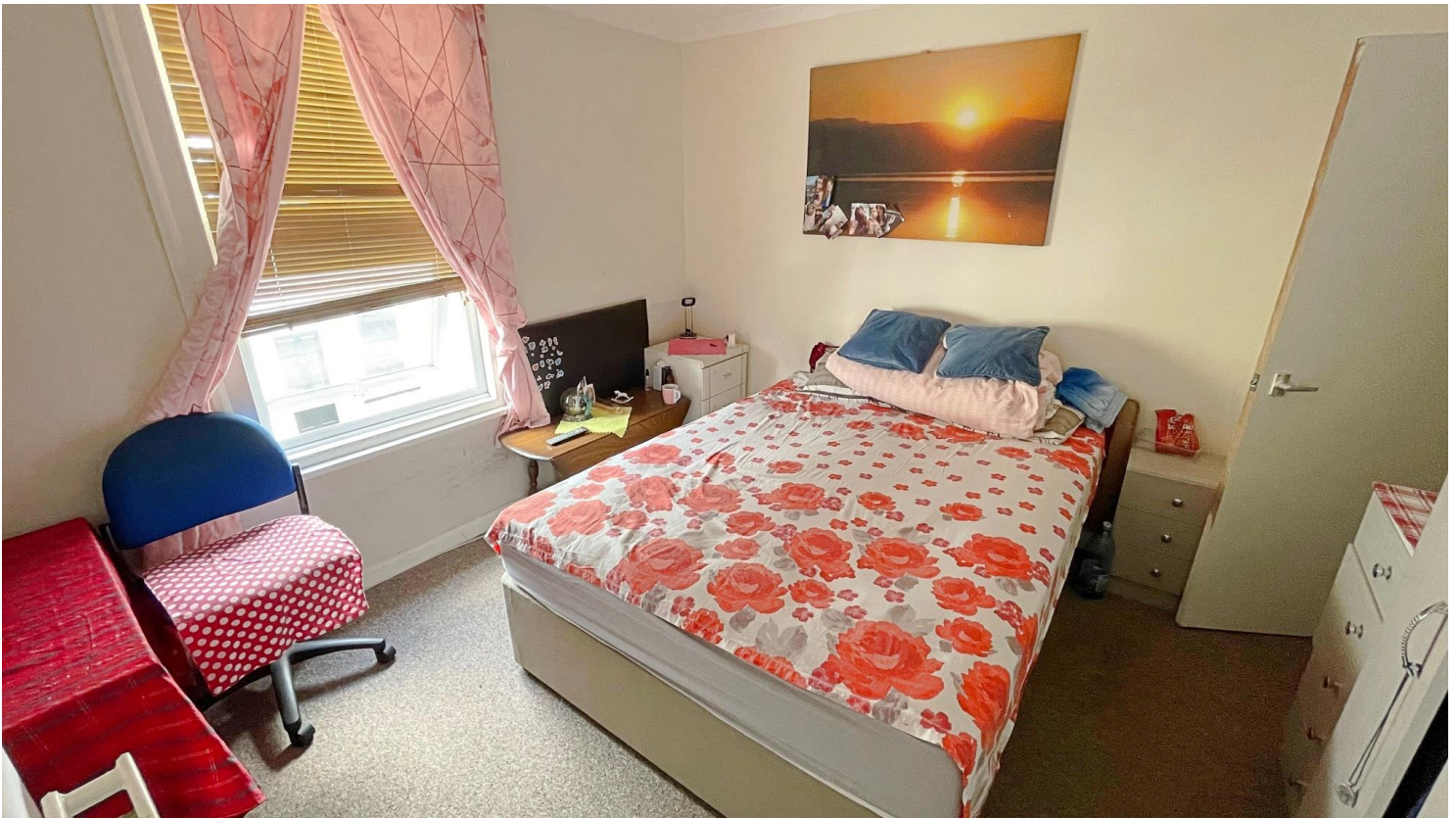


- Perfect First Home Or Investment
- Terraced House
- Close To City Centre
- 2 Double Bedrooms

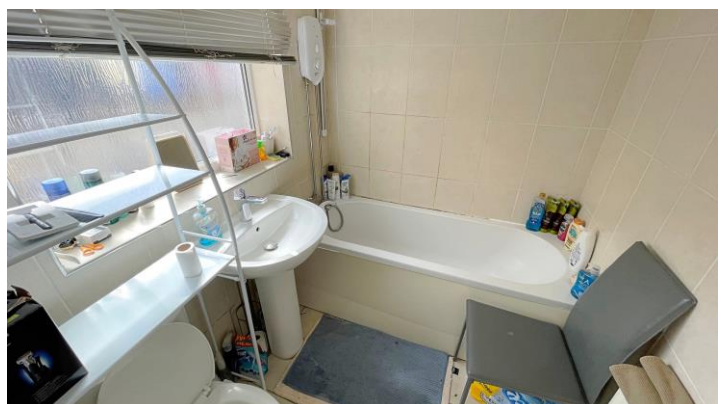
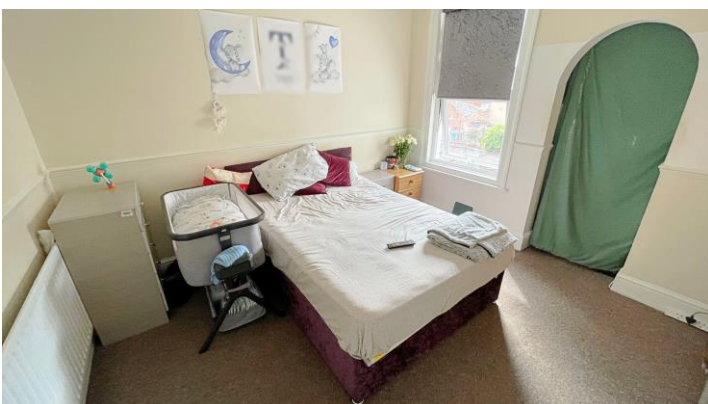
- Dressing Room To Master (Potential En-Suite)
- Kitchen Diner
- Courtyard Garden
- NO CHAIN!

Stanley Place, Lincoln, LN5 7LY,
£135,000





Located in a cul-de-sac position within walking distance of Lincoln City center is this terraced house which would make an ideal first home for investment property. Accommodation briefly comprises lounge, inner lobby with stairs rising to the first floor, spacious kitchen diner, ground floor bathroom and useful rear entrance porch/storage room. To the first floor there are two double bedrooms, and a dressing room leading off bedroom one which has the potential to create an ensuite shower room. Outside there is an enclosed courtyard garden. NO CHAIN! Council tax band: A. Freehold.



Lounge

Having front entrance door, fireplace with surround, radiator, dado rail and coved ceiling.

Inner Lobby

Having stairs rising to first floor.

Kitchen Diner

11' 4" x 11' 1" plus 8'0" x 5'7" (3.45m x 3.38m)

Having a range of matching base units, single drainer stainless steel sink unit with tiled splash backs, gas cooker point, space for a range of appliances, radiator and understairs storage cupboard.

Ground Floor Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance over, pedestal hand wash basin, low level WC, ceramic tiled floor and fully tiled walls.

Rear Entrance Porch

10' 3" x 4' 8" (3.12m x 1.42m)

Having ceramic tiled floor and door leading to garden.

First Floor Landing

Bedroom 1

11' 4" x 11' 4" max (3.45m x 3.45m)

Having radiator, dado rail and large walk-in dressing room/study which offers potential to create an en-suite room or bathroom.

Bedroom 2

11' 4" x 11' 4" max (3.45m x 3.45m)

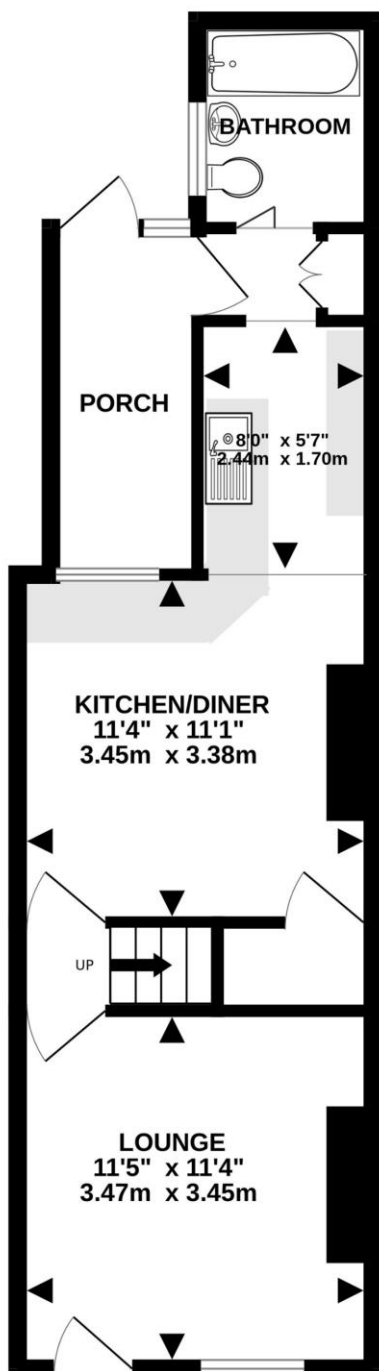
Having large built-in wardrobe, radiator and coved ceiling.

Outside Rear

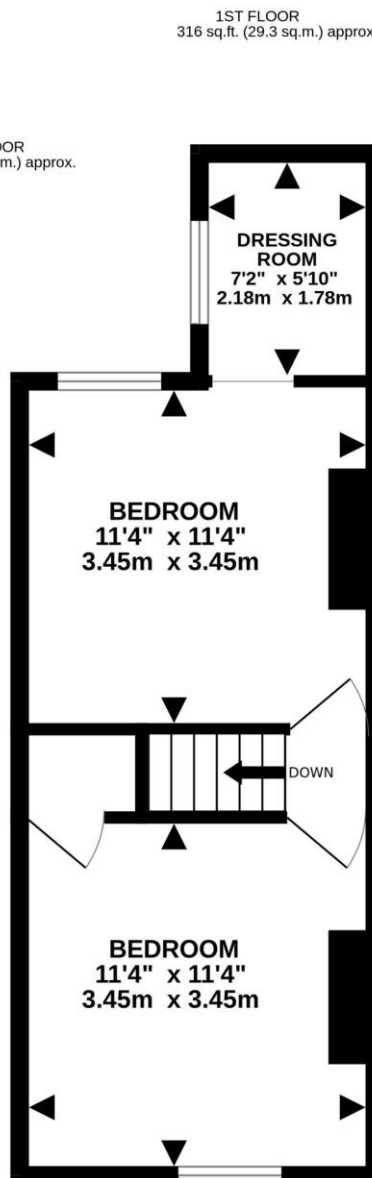
To the rear of the property is an enclosed courtyard garden with outside lighting and gate leading to rear passage.

TOTAL FLOOR AREA : 739 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.
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GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 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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