



- Three Storey Bay Fronted House
- Current Income £22,000 Per Annum
- 4 Bedrooms
- Living Room

- Kitchen
- Extensive uPVC Double Glazing
- Gas Central Heating
- Chain Free

Kirkby Street, Lincoln, LN5 7TT,  
£165,000

Situated on Kirkby Street. Starkey&Brown are pleased to offer for sale this Victorian bay fronted terraced house. The property is currently tenanted. We are advised by the vendor that the current rental income is £22,000 per annum. Accommodation is spread over 3 floors and comprises of 4 bedrooms, a shower room, living room and kitchen. Additional benefits of the property includes extensive uPVC double glazing and gas fired central heating system. The property is to be offered chain free. Council tax band: A. Freehold. A



Front door into:

### Entrance Hallway

Having door through to:

### Bedroom

13' 1" measured into bay x 9' 1" (3.98m x 2.77m)

### Living Room

12' 0" x 11' 1" (3.65m x 3.38m)

### Living Room

12' 0" x 11' 1" (3.65m x 3.38m)

Having understairs storage cupboard open plan to:

### Kitchen

11' 0" x 6' 0" (3.35m x 1.83m)

Having wall and base units, rolled edge worktops surfaces incorporating cupboards and drawers

### Rear lobby Area

With door to rear garden.

### Bathroom

6' 0" x 5' 11" (1.83m x 1.80m)

Having a 3 piece suite comprising of panelled bath, wash hand basin and low level flush WC.

### First Floor Landing

### Bedroom

12' 0" x 11' 1" (3.65m x 3.38m)

### Bedroom 1

11' 1" x 8' 9" (3.38m x 2.66m)

### Second Floor

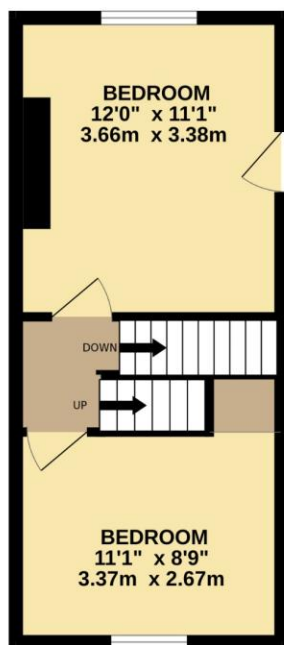
### Bedroom

16' 11" max x 11' 1" max (5.15m x 3.38m)

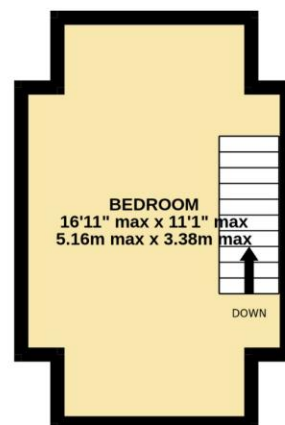
GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



2ND FLOOR  
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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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

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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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