



- Modern Town House
- 2 Double Bedrooms
- First Floor Bathroom & Downstairs WC
- Lounge Diner & Breakfast Kitchen
- Low Maintenance Rear Garden
- Allocated Parking For 1 Vehicle
- Superb Riverside & West Common Walks
- No Onward Chain

Angelica Road, West End, LN1 1BH,
£190,000





Offered for sale with no onward chain is this modern terrace house situated on Angelica Road in the West End of Lincoln. Enjoying beautiful walks over the West Common the property is a perfect purchase for a first time buyer or a professional looking to enjoy city life. The property has been immaculately presented and maintained throughout with the ground floor comprising of a 12'7" x 15'9" lounge diner having open plan design with access to a downstairs WC and onto a breakfast kitchen with a range of fitted units and access onto the rear garden. Rising to the first floor are 2 double bedrooms with the master measuring 12'7" x 11'10" max with both bedrooms benefitting from the use of a 3 piece bathroom suite. Externally, to the rear is a low maintenance rear garden which is mostly laid to lawn and comes with a timber built garden shed. The property also comes with allocated parking for 1 vehicle. The West End area of Lincoln is well sought after due to it's close proximity to Lincoln city centre and it's period charm. Angelica Road is situated to nearby the River Witham and provides a scenic 20 minute walk into Lincoln city centre which provides charming views of canal boats all the way into the Brayford Marina, which has a wealth of restaurants, bars and further amenities. The area is also nearby to University of Lincoln and also quick access to the Uphill and Bailgate quarter. For further details and viewing requests. Please contact Starkey&Brown. Council tax band: A. Freehold.



Lounge Diner

Having composite entry to the front aspect, uPVC double glazed window to front aspect, 2 radiators, stairs rising to first floor and wall mounted consumer unit. Access into:

Inner Lobby

Having clothes rail and access to:

Downstairs WC

3' 5" x 6' 2" (1.04m x 1.88m)

Having pedestal hand wash basin unit, vinyl flooring, extractor unit and a single radiator.

Breakfast Kitchen

8' 5" x 12' 7" (2.56m x 3.83m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, sink and drainer unit, integral oven with 4 ring gas hob and extractor hood over, hidden Potterton combination boiler, uPVC double glazed window to rear aspect, composite door to rear aspect leading onto the rear garden, a single radiator and vinyl flooring.

First Floor Landing

Having loft access and a single radiator. Loft partially boarded, insulated and having a ladder.

Bedroom 1

12' 7" x 11' 10" max (3.83m x 3.60m)

Having uPVC double glazed window to front aspect, storage cupboard and a single radiator.

Bedroom 2

8' 11" x 12' 7" (2.72m x 3.83m)

Having uPVC double glazed window to rear aspect and a single radiator.

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

Having panelled bath with mains fed shower over, vinyl flooring, partial tiled surround, shaver point, extractor unit, a single radiator, low level WC and pedestal hand wash basin unit.

Outside Rear

Is lawned with paving and footpath leading to timber built garden shed and bin access.

Parking

There is allocated parking for 1 vehicle immediately adjacent to the front of the property.

Agents Note

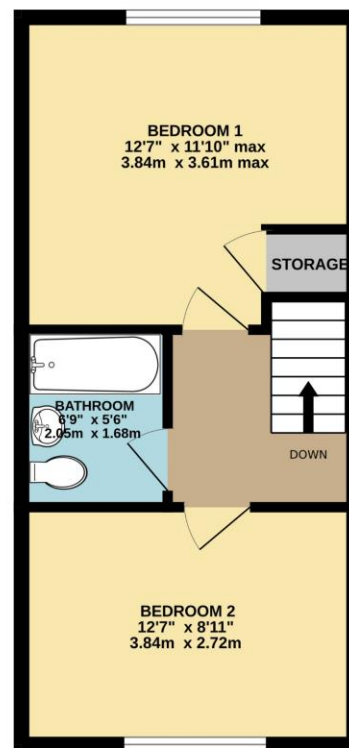
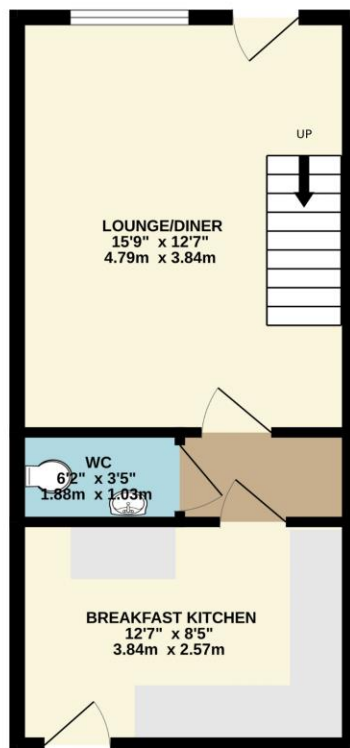
The property comes with a service charge of £300 pa. Paid in advance every 6 months with 2 payments of £150.





GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 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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