



- Two Bedroom Terraced Property
- Courtyard With Outbuilding
- Perfect Investor/First Time Buy
- Off Street Permit Parking

- Two Generous Reception Room
- Contemporary Living
- Sold With No Onward Chain
- Call Today To View!

Ripon Street, Lincoln, LN5 7NH
£142,000





SOLD WITH NO ONWARD CHAIN! Starkey&Brown is delighted to presented this 2 bedroom terrace property with close proximity to Lincoln High Street. Perfect investment or first time buy. Accommodation briefly comprises of 2 reception rooms, including a lounge, contemporary kitchen with access to the shower room. Rising to the first floor are 2 good sized double bedrooms. To the rear of the property there is a small courtyard and an outbuilding. Further benefits of the property includes uPVC double-glazing, gas central heating and permit parking. Short walk to Lincoln city centre and the University of Lincoln with local amenities being close by. Council tax band: A. Freehold.



uPVC double-glazed door into:

Hallway

Stairs rising to the first floor. Access to the lounge and the dining room.

Lounge

12' 1" x 10' 9" (3.68m x 3.27m)

Carpeted, a uPVC double-glazed window with fitted blind to the front aspect, and a radiator.

Dining Room

10' 11" x 10' 9" (3.32m x 3.27m)

Laminate flooring, understairs storage, a radiator, and a French patio door to the rear courtyard.

Kitchen

9' 9" x 5' 7" (2.97m x 1.70m)

A range of base and wall units with worktops, tiled splashback, fitted 4-ring gas hob, a stainless steel sink with a mixer tap, a uPVC double-glazed window to the side aspect, boiler, space for a washing machine, and a fridge freezer. Access to:

Shower Room

Corner shower cubicle, a low-level WC, a uPVC frosted window to the side aspect, chrome heated hand towel rail, and a wash hand basin.

First Floor Landing

Having loft access.

Bedroom 1

14' 4" max x 10' 1" max (4.37m x 3.07m)

Carpet, 2 uPVC double-glazed windows to the front aspect, and a radiator.

Bedroom 2

10' 10" x 10' 9" (3.30m x 3.27m)

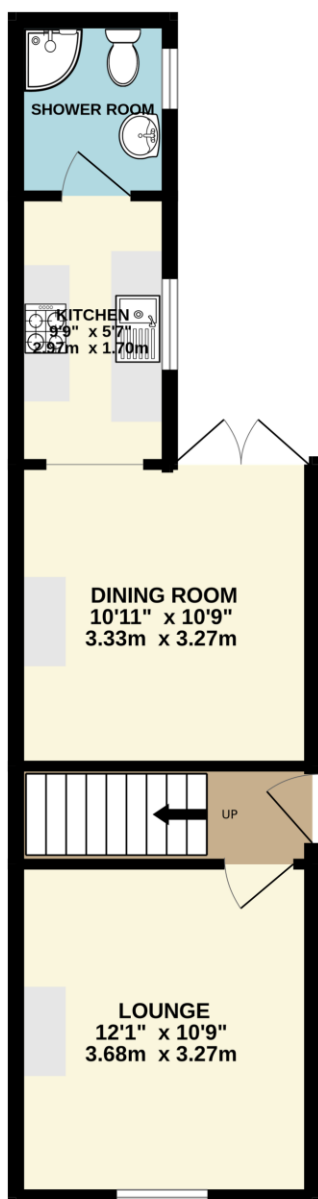
Carpet and a uPVC double-glazed window to the rear aspect, over-stairs storage cupboard, and a radiator.

Outside Rear

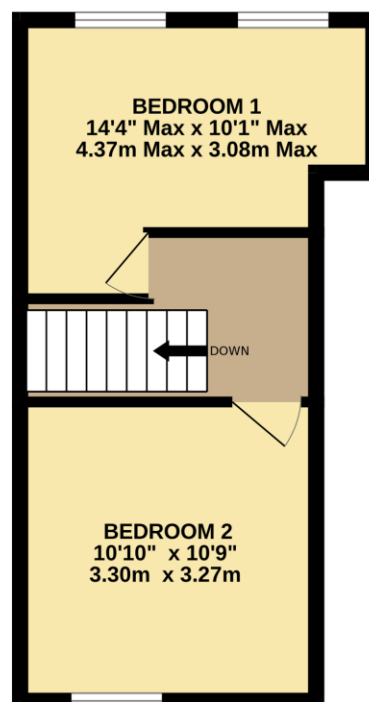
A small courtyard and an outbuilding. Access to bin storage.



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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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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