



- 17'10 Lounge
- Popular Residential Location
- 2 Reception Rooms
- 3 Bedrooms

- Enclosed Rear Garden
- Shower Room & Separate WC
- Ideal First Time Buy Or Investment Opportunity
- No Chain!

Cassia Green, Lincoln, LN6 0QF,
Offers Over £145,000





Starkey&Brown is pleased to offer for sale this end terraced property located in the popular residential area of Lincoln. Offering good local amenities such as primary schools, supermarkets, shops and regular bus service to and from the Cathedral city of Lincoln. Accommodation briefly comprises of entrance hallway, lounge, dining room, kitchen, 3 bedrooms, shower room and a separate WC. To the rear of the property there is an enclosed generous sized garden. Further benefits of the property includes uPVC double glazing and gas central heating throughout. In the agent's opinion an internal inspection is highly recommended to fully appreciate the accommodation being offered for sale. No Chain! Council tax band: A. Freehold.

Lounge

10' 10" x 17' 10" (3.30m x 5.43m)

Having uPVC double glazed windows to front and rear aspects, laminate flooring and radiator.

Dining Room

8' 10" x 8' 8" (2.69m x 2.64m)

Having uPVC double glazed window to rear aspect, laminate flooring and radiator.

Kitchen

8' 10" x 9' 2" (2.69m x 2.79m)

Having uPVC double glazed window to front aspect, a range of base and eye level units, counter worktop, integral hob integral oven, space for an American style fridge freezer, stainless steel one and a half sink and drainer unit, tiled floor, tiled walls and radiator.

Downstairs WC

5' 11" x 3' 0" (1.80m x 0.91m)

Having low level WC and a wash hand basin unit.

First Floor Landing

Bedroom 1

14' 2" x 10' 3" (4.31m x 3.12m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 2

8' 10" x 11' 9" (2.69m x 3.58m)

Having uPVC double glazed window to rear aspect, built-in storage and radiator.

Bedroom 3

10' 10" x 7' 7" (3.30m x 2.31m)

Having uPVC double glazed window to front aspect and radiator.

Shower Room

4' 6" x 6' 1" (1.37m x 1.85m)

Having uPVC double glazed frosted window to front aspect, walk-in shower, hand wash basin unit, tiled walls and heated towel rail.

Separate WC

4' 7" x 3' 4" (1.40m x 1.02m)

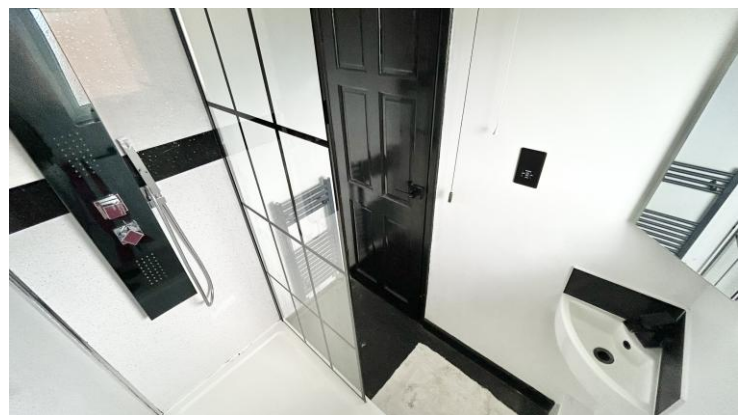
Having frosted window to front aspect and a low level WC.

Outside Front

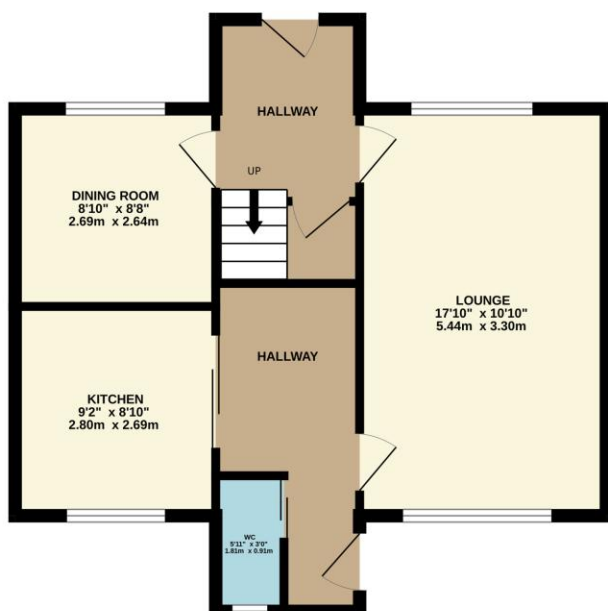
Having door leading to front aspect.

Outside Rear

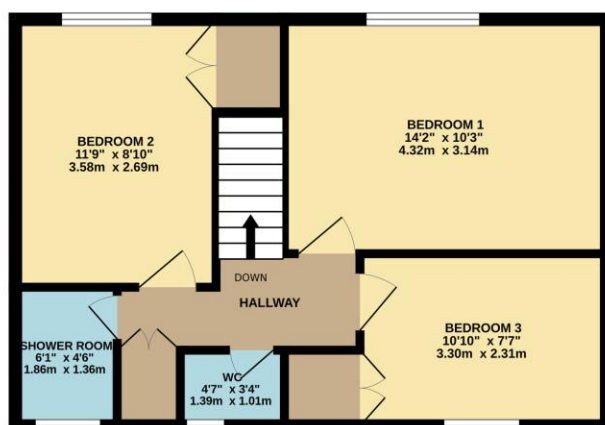
Being non-overlooked with hedged perimeters, being mostly laid to lawn, a concrete path leading to rear and a brick built storage shed.



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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