



- Renovated End Terrace Home
- Feature Log Burner
- Two Double Bedrooms
- Family Bathroom + WC

- Perfect First Time Buy
- Prime Location Near Lincoln County Hospital
- Enclosed Rear Garden
- Modern Kitchen / Diner

Tower Crescent, Lincoln, LN2 5QF
£156,000





BEING SOLD WITH NO ONWARD CHAIN. Starkey&Brown is pleased to offer for sale this very well presented end townhouse on Tower Crescent. Over recent years, the property has benefitted from a comprehensive scheme of improvement works and has accommodation which briefly comprises an entrance hallway, 12'5" lounge with a feature log-burner fireplace, remodelled kitchen diner, a ground floor WC, a first floor landing, 2 generous bedrooms, and a first floor bathroom. Outside the property has a front garden area which could easily be altered to provide driveway parking (subject to the necessary consents) and a generous sized, fully enclosed garden to the rear. Call today to view. Council tax band: A. Lincoln City Council. Freehold.

Entrance Hallway

Having a uPVC front entrance door, a radiator, and stairs rising to the first floor.

Lounge

12' 5" x 12' 1" max (3.78m x 3.68m)

Having a feature cast-iron log burner fireplace with an attractive hearth and stone surround, and a radiator.

Kitchen

11' 10" x 9' 6" (3.60m x 2.89m)

Having been remodelled in 2019. A range of wall and base units, concealed pelmet lighting, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, integral full height fridge freezer, integral dishwasher, integral washing machine, wood effect vinyl flooring, and a radiator.

Ground Floor WC

Having a low-level WC, a wash hand basin, a ceramic tiled floor, a heated towel rail, and fully tiled walls.

First Floor Landing

Bedroom 1

12' 6" x 12' 0" max (3.81m x 3.65m)

Having a fitted wardrobe, an airing cupboard housing a Viessmann combination condensing central heating boiler (installed approximately 2016/2017 and serviced annually), and a radiator.

Bedroom 2

9' 0" x 8' 10" (2.74m x 2.69m)

Having a radiator.

Bathroom

Having a 3-piece suite comprising a panelled bath with mains-fed shower and a glass shower screen over, a wash hand basin set in a vanity unit, a low-level WC, wood effect vinyl flooring, a heated towel rail, fully tiled walls, and an extractor.

Outside Front

To the front of the property, there is an enclosed lawned garden area, offering ample space to convert to a driveway with space for 2 vehicles (subject to the necessary consents). Path at the side leading to the rear garden.

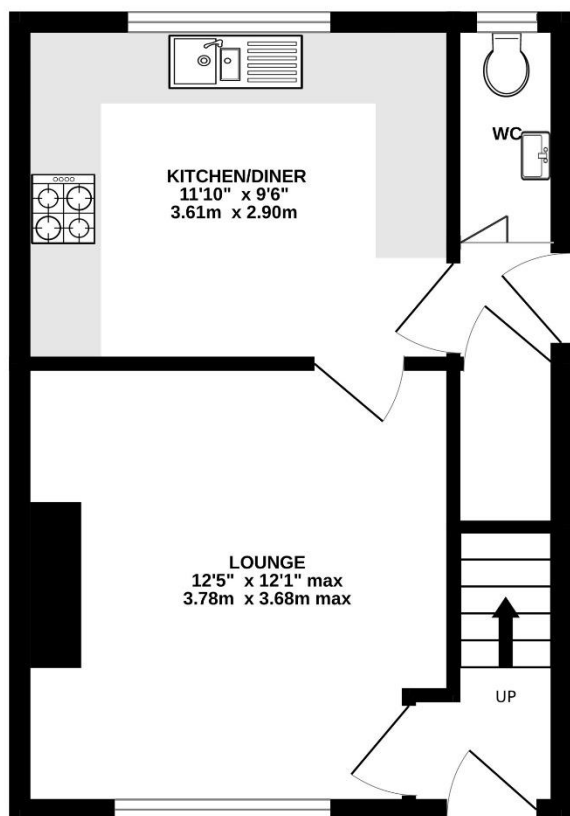
Outside Rear

To the rear of the property, there is a generous sized, fully enclosed garden which is mainly laid to lawn.

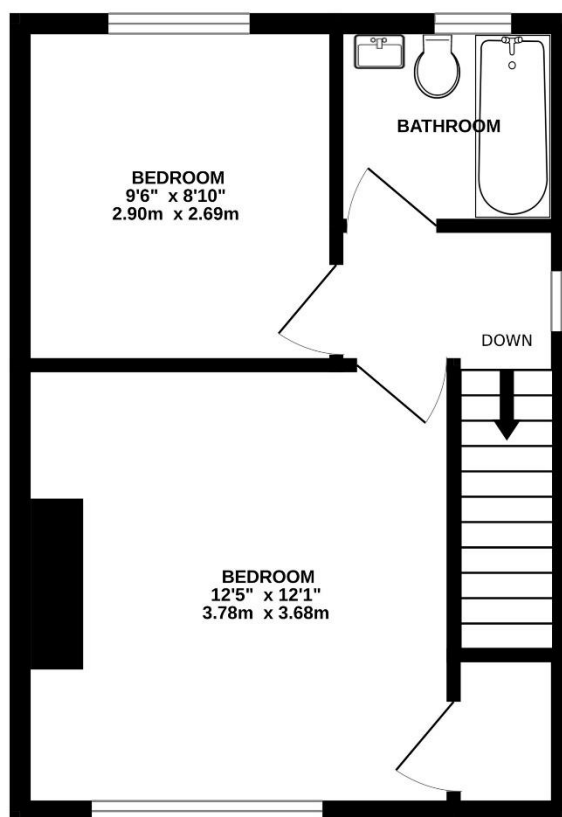
Agents Note:

The seller has advised that furniture may be included in the sale, subject to separate negotiation.





GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.

TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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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