



Kent Street, LINCOLN LN2 5NR

welcome to

Kent Street, LINCOLN

* TENANT IN SITU * Located near to Lincoln County Hospital and a wealth of amenities is this two bedroom terraced home, boasting two reception rooms, good size bedrooms, and a fully brick wall enclosed rear courtyard!





Ground Floor



First Floor

Entrance Hall

Lounge

10' 9" x 10' 6" (3.28m x 3.20m)

Dining Room

13' 7" x 11' 11" (4.14m x 3.63m)

Kitchen

9' x 6' 11" (2.74m x 2.11m)

First Floor Landing

Bedroom One

10' 10" max x 13' 7" max (3.30m max x 4.14m max)

Bedroom Two

6' 6" x 11' 11" (1.98m x 3.63m)

Bathroom

Rear Courtyard

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- GUIDE PRICE £110,000 TO £120,000 * ATTENTION INVESTORS - TENANT IN SITU *
- TWO BEDROOM TERRACED HOME
- POPULAR LOCATION NEAR TO LINCOLN COUNTY HOSPITAL
- REAR COURTYARD
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

guide price

£110,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/LCR117025



Property Ref:
LCR117025 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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