



Cromwell Street, Lincoln, LN2 5LP

welcome to

Cromwell Street, Lincoln

Early viewing is essential for this terraced home situated near to Lincoln City Centre and its many amenities. Boasting three bedrooms, fitted kitchen, downstairs bathroom, bay fronted lounge and an enclosed rear courtyard.



Lounge

11' 1" x 11' 1" (3.38m x 3.38m)

Double glazed window to the front, laminated floor and radiator.

Dining Room

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

Double glazed window to the rear, laminate flooring, understairs storage and radiator.

Kitchen

9' 11" x 7' 1" (3.02m x 2.16m)

Double glazed window to the side, worktop & cupboards, stainless steel sink with tap, tiled flooring, gas hob & oven, plumbing and space for washing machine.

Bathroom

Obscure window to the side, shower over bath, part tiled, toilet, hand basin and radiator.

Landing

Carpet and radiator.

Bedroom One

7' 10" x 11' 11" (2.39m x 3.63m)

Double glazed window to the rear, carpet and radiator.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed window to the front, carpet and radiator.

Bedroom Three

11' 9" x 10' 11" (3.58m x 3.33m)

Double glazed window to the front, carpet and radiator.

Outside

To the front of the property there is ample on-street parking. To the rear of the property there is a paved area and flower borders which is fully enclosed.



view this property online williamhbrown.co.uk/Property/LCR122154



welcome to

Cromwell Street, Lincoln

- THREE BED TERRACED HOME
- REAR COURTYARD
- SPACIOUS ACCOMMODATION THROUGHOUT
- POPULAR LOCATION NEAR TO LINCOLN CITY CENTRE
- INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122154



Property Ref:
LCR122154 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk