



Edna Street, Lincoln, LN5 7XJ

welcome to
Edna Street, Lincoln

Being offered with no onward chain, internally the property comprises lounge, dining room, modern kitchen, utility area, two double bedrooms and a family bathroom. To the exterior is an enclosed rear garden with grassed area and concrete patio.



Lounge

11' 10" x 10' 10" (3.61m x 3.30m)

Double glazed window to front and radiator to wall.

Dining Room

12' 8" x 10' 10" (3.86m x 3.30m)

Double glazed window to rear, radiator to wall, built in storage cupboard and door leading into kitchen.

Kitchen

10' 4" x 6' (3.15m x 1.83m)

Double glazed window to side, range of floor and wall based cupboards, wash hand basin with drainer, tiled splashbacks to the rear of worktops, electric oven and hob.

Utility Area

Single glazed window to side, space for washing machine and fridge freezer.

Bedroom One

11' 10" x 10' 9" (3.61m x 3.28m)

Double glazed window to front and radiator to wall.

Bedroom Two

9' x 7' (2.74m x 2.13m)

Double glazed window to rear, radiator to wall and fitted wardrobes.

Main Bathroom

Double glazed window to side, wc, wash hand basin, bath with wall mounted shower, extractor fan and radiator to wall.

Rear Garden

Enclosed rear garden with concrete patio and grassed area.



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welcome to Edna Street, Lincoln

- BEING OFFERED WITH NO ONWARD CHAIN
- WELL PRESENTED TWO BEDROOM END-TERRACED PROPERTY
- SITUATED WITHIN THE HEART OF LINCOLN
- AMENITIES CLOSE BY
- MODERN KITCHEN AND BATHROOM

Tenure: Freehold
EPC Rating: D
Council Tax Band: A

£122,500



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR122078 - 0002

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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