



Spa Buildings, Lincoln, LN2 5AU

welcome to
Spa Buildings, Lincoln

Early viewing is essential for this two/three bedroom terraced home situated within Lincoln City Centre. Boasting no onward chain, this property presents a fantastic opportunity for investors and first time buyers.



Lounge

15' max x 10' 9" max (4.57m max x 3.28m max)
With double glazed double doors opening to the rear and skylight.

Dining Room

11' 5" max x 10' 1" max (3.48m max x 3.07m max)
With coving to the ceiling, laminate flooring, built in under stairs cupboard, fireplace (not used) and archway to:-

Kitchen

12' 2" x 6' 5" (3.71m x 1.96m)
A modern fitted kitchen in a range of wall and base units with work surfaces, space and plumbing for washing machine, space for cooker with extractor fan over, space for fridge freezer, wall mounted gas central heating boiler and tiling to the walls and floor.

Front Room / Bedroom Three

13' 5" max x 11' 4" (4.09m max x 3.45m)
With double glazed window to the front, fireplace (not used) and radiator.

Wet Room

With double glazed window to the side, walk in shower, wc, wash hand basin, chrome heated towel rail, tiling to the walls and floor, shaver point and extractor fan.

First Floor Landing

With double glazed window to the rear and built in storage cupboard.

Bedroom One

9' 10" x 11' 6" (3.00m x 3.51m)
With double glazed window to the front, coving to the ceiling and radiator.

Bedroom Two

11' 6" max x 10' max (3.51m max x 3.05m max)
With double glazed window to the rear and radiator.

Bathroom

With obscured double glazed window to the front, bath with wall mounted over bath shower, wc, corner wash hand basin, tiling to the walls and floor, extractor fan and chrome heated towel rail.

Outside

Property is accessed via the side and benefits from a raised patio area to the rear with steps leading to an area of hard standing and a raised flower border overlooking greenery to the rear.



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- NO ONWARD CHAIN
- FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- PARTICULARLY SPACIOUS TWO / THREE BEDROOM HOME
- WET ROOM & BATHROOM
- LOW MAINTENANCE REAR GARDEN

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

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR122517 - 0003

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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