

Albany Street, Lincoln, LN1 3JD

welcome to

Albany Street, Lincoln

** NO ONWARD CHAIN **

Situated within the popular Uphill of Lincoln and enjoying local access to a wealth of amenities is this generous four bedroom detached home. This property is an ideal first time buy or investment opportunity having a C4 licence.

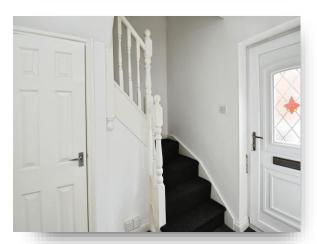












Entrance Hall

with carpet, radiator and built in storage.

Lounge

15' 5" x 9' (4.70m x 2.74m)

with carpet, radiator, double glazed window to the front and double glazed patio doors to the rear.

Kitchen

7' 5" x 17' 9" (2.26m x 5.41m)

wth vinyl flooring, double glazed window to the rear, worktop and cupboards, breakfast bar, stainless steel sink with tap, part tiled, space and plumbing for washing machine and dryer, boiler, extractor, fitted gas hob and oven and double glazed window to the rear.

Bedroom One / Reception Room

9' 4" x 9' 4" (2.84m x 2.84m)

with double glazed window to the front, radiator and carpet.

Landing

with carpet and loft access.

Bedroom Two

7' 6" x 10' 3" (2.29m x 3.12m) with carpet, radiator, double glazed window to the front and built in storage.

Bedroom Three

7' 5" x 9' 8" (2.26m x 2.95m) with double glazed window to the rear, radiator, carpet and built in storage.

Bedroom Four

7' 5" x 9' 5" (2.26m x 2.87m) with double glazed window to the front, radiator and carpet.

Shower Room

with shower, wash hand basin, toilet, vinyl flooring, part tiled and radiator.

Bathroom

with wash hand basin, shower over bath, vinyl flooring, part tiled, obscure window to the rear, toilet and radiator.





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Albany Street, Lincoln

- FOUR BEDROOM DETACHED HOUSE
- EXCELLENT FOR FIRST TIME BUYERS OR INVESTORS
- FULLY REFURBISHED
- UPHILL LOCATION
- C4 LICENSE

Tenure: Freehold EPC Rating: C

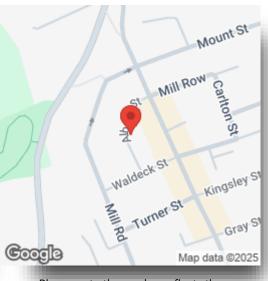
Council Tax Band: C

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR118543



Property Ref: LCR118543 - 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.





01522 534 771



Lincoln@williamhbrown.co.uk



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



williamhbrown.co.uk

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.