



Hope Street, Lincoln LN5 7UJ

welcome to

Hope Street, Lincoln

Presenting a fantastic investment opportunity with tenants in situ is this three bedroom terraced home located within a popular area near to Lincoln City Centre and its many amenities. Enjoying two reception rooms, generous bedrooms and a rear courtyard.



Lounge

11' 2" x 11' 2" (3.40m x 3.40m)

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

Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)

With double glazed window to the front and radiator.

Kitchen

With double glazed window to the side, stainless steel sink and drainer, integral oven, gas hob with cooker hood fitted over and part tiling.

Shower Room

With double glazed obscured window to the side, shower, wc, wash hand basin, heated towel rail, extractor fan and part tiling.

Bedroom One

11' 2" x 11' 3" (3.40m x 3.43m)

With a double glazed window to the front, built in storage and radiator.

Bedroom Two

11' 1" x 11' 2" (3.38m x 3.40m)

With double glazed window to the rear and radiator.

Bedroom Three

9' 10" x 5' 4" (3.00m x 1.63m)

With double glazed window to the side and boiler.

Outside

Property benefits from a courtyard to the rear and on street parking to the front.



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Hope Street, Lincoln

- FANTASTIC INVESTMENT OPPORTUNITY
- THREE BEDROOM TERRACED HOME
- POPULAR LOCATION NEAR TO LINCOLN CITY CENTRE
- WIDE RANGE OF AMENITIES NEARBY
- REAR COURTYARD & ON STREET PARKING

Tenure: Freehold EPC Rating: C

offers in the region of

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR120856 - 0004

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.



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