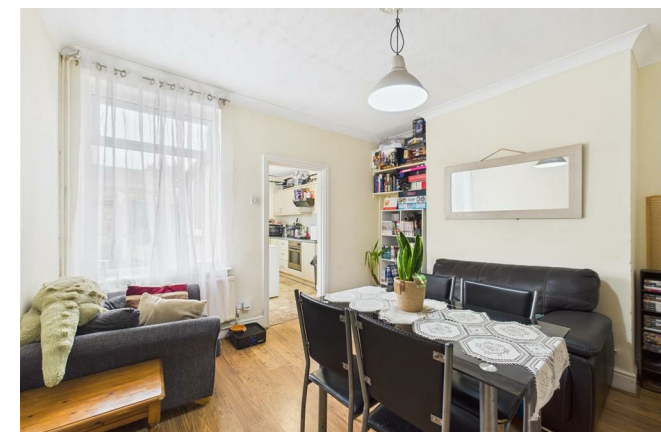




Dixon Street, Lincoln, Lincolnshire

Asking Price £125,000

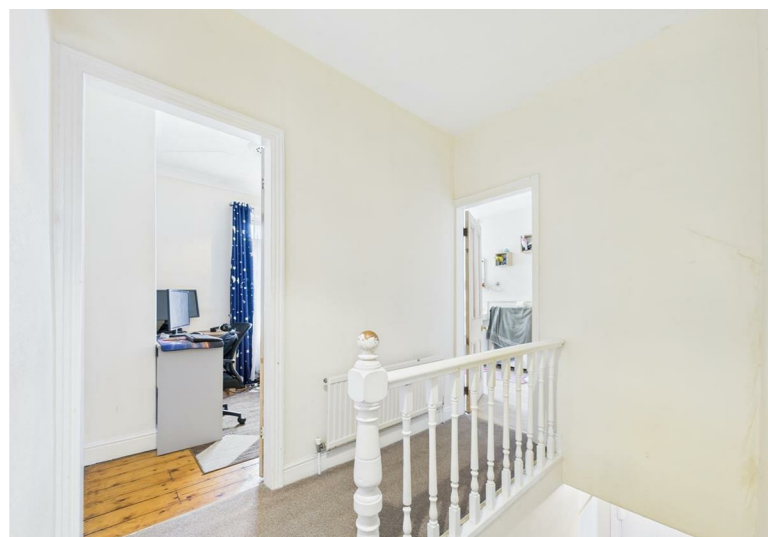

MARTIN&CO

Dixon Street, Lincoln,
Lincolnshire

House - Mid Terrace
2 Bedrooms, 1 Bathroom

Asking Price £125,000

- Bay Fronted Home
- FTB or Investment Opportunity
- Two Reception Rooms
- First Floor Bathroom
- Rear Courtyard Garden
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - A



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Two bedroom bay fronted home situated close to Lincoln City Centre making for an ideal FTB or investment opportunity. Briefly comprising of an entrance passage and enclosed courtyard with outbuilding, two reception rooms, kitchen, two bedrooms and a bathroom. Sold with no onward chain.

Dixon Street gives easy access to the High Street for local shops, schooling and amenities as well as easy access to into the city centre.

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

Entrance
Composite side door onto carpet flooring, ceiling light and stairs rising to the first floor.

Living Room
12'10" x 12'4" (max measurements).
PVC bay to the front aspect, exposed wood flooring, pendant fitting, radiator and a gas fire with hearth and surround.

Dining Room
12'2" x 12'0"
PVC window to the rear, wood effect laminate flooring, light fitting and a radiator. Under stairs storage cupboard houses the mains consumer unit and electric meter.



Kitchen

12'0" x 6'9"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space and plumbing for a washing machine with further space for a freestanding fridge freezer. PVC side door and window, light fitting, tiled flooring, radiator and the wall mounted Worcester combination boiler.

Stairs / Landing

Carpet flooring, pendant fitting and a radiator. Access to the loft via a fitted pull down ladder, benefitting from partial boarding, light and power.

Bedroom

12'2" x 12'0"

PVC window to the rear with exposed wood flooring, light fitting, radiator and an in-built storage cupboard.

Bedroom

8'2" x 8'1"

PVC window to the front with exposed wood flooring, pendant fitting and a radiator.

Bathroom

11'1" x 6'11"

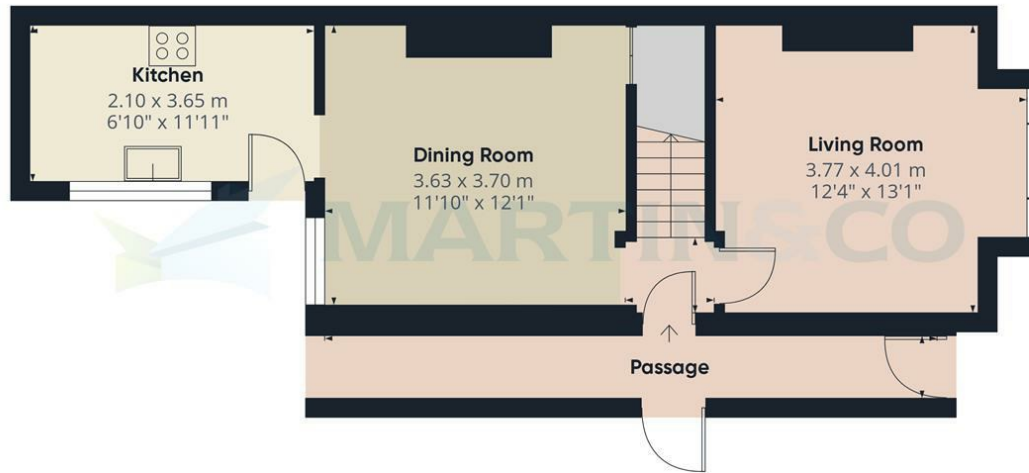
WC, pedestal wash basin and a panel bath with Bristan electric shower over. Wood effect laminate flooring, PVC front window, radiator and a light fitting.

Outside

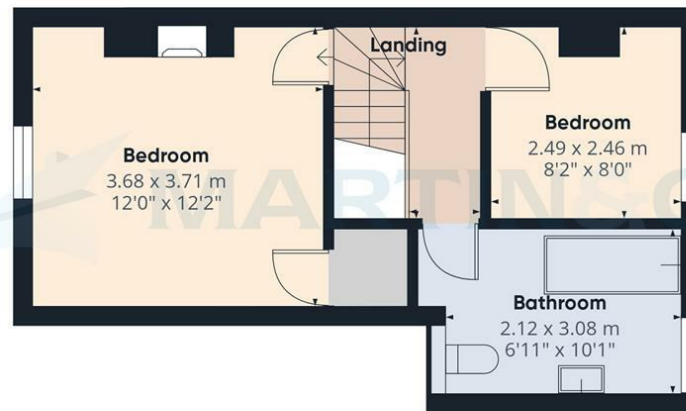
The front offers a small walled entrance garden with gated access to the shared passageway. To the rear is an enclosed courtyard with borders for planting and a brick storage shed.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0



Floor 1



Approximate total area⁽¹⁾

73.7 m²
795 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

