



Gibbeson Street, Lincoln

Asking Price £135,000


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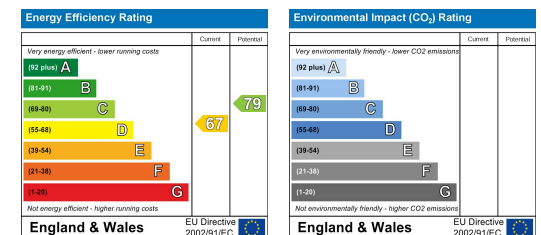
Gibbeson Street, Lincoln

House - Mid Terrace

2 Bedrooms, 1 Bathroom

Asking Price £135,000

- Ideal FTB or Investment Purchase
- Recently Refurbished
- Ground Floor Bathroom
- Enclosed Rear Garden
- On Road Parking Available
- Popular Location
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - A
- No Onward Chain



Two bedroom terraced home situated on Gibbeson Street, just off the High Street, within walking distance to local amenities. Making for an ideal first purchase or investment opportunity, this recently refurbished home comprises internally of two reception rooms, kitchen, ground floor bathroom and two double bedrooms. Enclosed garden to the rear and on road parking available to the front. No onward chain.

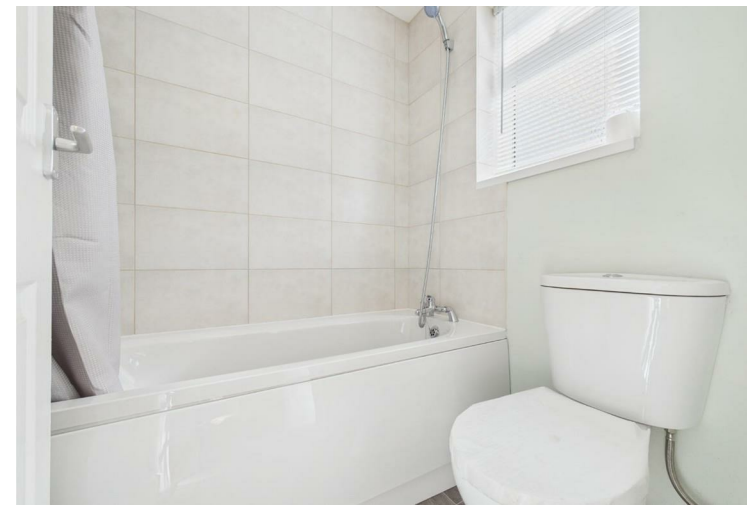
Gibbeson Street is situated just off the vibrant Lincoln High Street within walking distance to local independent shops and amenities.

Tenure - Freehold

EPC Rating - D
Council Tax Band - A

Living Room
11'4" x 11'3"
PVC window to the front, carpet flooring, radiator, pendant fitting and a storage cupboard housing the gas meter.

Dining Room
11'4" x 10'2"
PVC window to the rear, carpet flooring, radiator, pendant fitting, storage cupboard plus a further under stairs cupboard housing the mains consumer unit and electric meter.



Kitchen

8'7" x 5'11" (max measurements).

Base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Freestanding Bush electric cooker in situ, vinyl flooring, light fitting, PVC side window and a wall mounted Drayton thermostatic control.

Rear Hall

PVC side door to the garden, vinyl flooring, space and plumbing for a washing machine plus the Ideal combination boiler is housed.

Bathroom

5'11" x 4'10"

Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, side PVC window, radiator and a light fitting.

Stairs / Landing

Carpet flooring and a pendant fitting.

Bedroom

14'5" x 11'4"

PVC window to the front, carpet flooring, pendant fitting and a radiator. Built in wardrobe storage cupboard.

Bedroom

11'5" x 11'4"

PVC window to the rear aspect enjoying views towards Lincoln City football ground, carpet flooring, pendant fitting, radiator and access to the loft.

Outdoor

To the front is available on road parking with a shared passage to the side leading to the rear. The rear garden is fully enclosed with an easement for

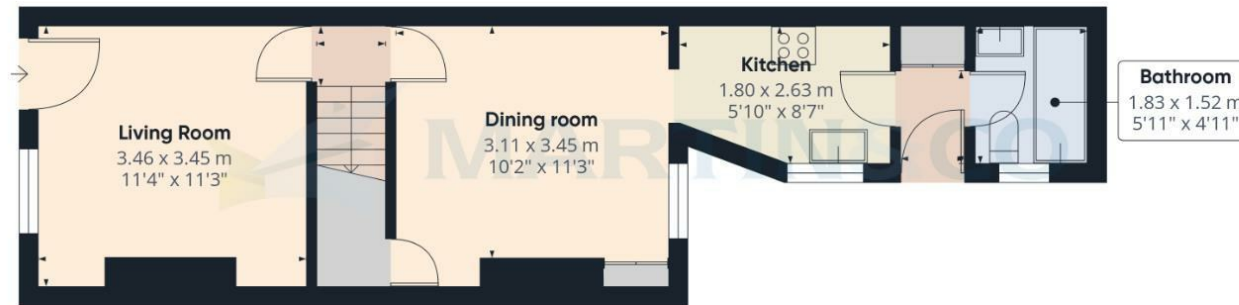
neighbouring access to the passageway. The garden has laid lawn with borders for planting, barked and concrete hardstanding. Gated access to the passageway. Storage shed is included within the sale.

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.

Vendor Note

The property has been recently refurbished with a new boiler, carpets, blinds, windows and doors, kitchen, cooker and bathroom.



Floor 0

Approximate total area⁽¹⁾

63.2 m²
679 ft²



Floor 1

(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.

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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.