



Lincoln Street, Norwich NR2 3LB

welcome to

Lincoln Street, Norwich

***GUIDE PRICE £240,000-£250,000 - Located in the highly regarded golden triangle. The property itself would make a perfect first time purchase!



Lounge

13' 9" into bay x 11' 6" (4.19m into bay x 3.51m)

Double glazed bay fronted window, radiator, leading to inner hallway and dining room.

Dining Room

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed rear window, radiator, electric fire place, under stairs storage cupboard, door to kitchen.

Kitchen

9' 2" x 6' 6" (2.79m x 1.98m)

Fitted with a range of base, wall and drawer units, work surfaces, sink unit and drainer, built in electric oven, electric hob and cooker hood over, space for fridge freezer, plumbing for dishwasher, wall mounted gas central heating boiler, double glazed side window, double glazed door to the side, door to bathroom.

Bathroom

Fitted with a four piece suite comprising shower cubicle, bath, WC, wash hand basin, tiling, radiator, double glazed side window.

Bedroom One

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed front window, feature fire place, over stair storage cupboard, radiator.

Bedroom Two

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed rear window, feature fire place, built in wardrobe, radiator.

Bedroom Three

9' 6" x 6' 6" (2.90m x 1.98m)

Double glazed rear window, radiator

Outside

To the rear of the property there is a south facing garden mainly laid to lawn.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Lincoln Street, Norwich

- No Onward Chain
- Victorian Terrace
- Three bedroom
- Prime Golden Triangle Location
- South Facing Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UNR105695 - 0008

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