





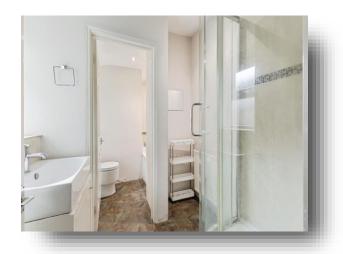




welcome to

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.



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





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





directions to this property:

take the first right on to Lincoln street.

From William H Brown follow Unthank Road out of the city,



Avenue Road Whitehall Rd Portersfield Rd

view this property online williamhbrown.co.uk/Property/UNR105695



Property Ref: UNR105695 - 0008 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.





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