



Monks Road, Lincoln



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£244,950

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Key Features

- Bay Fronted Mid Terraced House
- City Centre Location
- Six Bedrooms
- Two Ensuities
- Shower Room and Cloak Room
- Living Kitchen
- EPC rating C
- Freehold





ATTENTION INVESTORS! CURRENTLY LET AND ACHIEVING £26,103.84 PER ANNUM. Bay fronted Mid Terraced House situated in a city centre location. The accommodation comprises Entrance Hall, Living Kitchen, Six Bedrooms, Two Ensuities, Shower Room and Cloak Room. The property is gas centrally heated and for sale with no onward chain.

Entrance Hall

Door to front aspect, laminate flooring and radiator. Stairs to first floor and under stairs storage cupboard.

Living Room 4.3m x 2.7m (14ft x 9ft)

Door to side aspect and window to front aspect. Fitted with a range of wall and base units with work surfaces over and stainless steel drainer sink unit with mixer tap over. Integrated oven, four plate hob with extractor, space and plumbing for washing machine. Wall mounted gas central heating boiler, tiled splashback and radiator.

Cloak Room

Fitted with a low level wc, wash hand basin with tiled splash back. Extractor.

Room Six 4.6m x 3.7m (15ft x 12ft)

Box bay window to front aspect, radiator, laminate flooring, coving to ceiling and ceiling rose.

Room Five 3.7m x 3.4m (12ft x 11ft)

Laminate flooring, radiator, coving to ceiling and ceiling rose.

Room Five Ensuite

Window to rear aspect. Fitted with a low level wc, wash hand basin within vanity unit and shower cubicle. Fully tiled and chrome heated towel rail.

First Floor Landing

Laminate flooring and radiator.

Room Four 3m x 3m (10ft x 10ft)

Window to rear aspect, laminate flooring, radiator and built in airing cupboard housing hot water cylinder.

Room Three 4m x 2.6m (13ft x 8.6ft)

Window to front aspect, laminate flooring and radiator.

Room Two 4.3m x 2.1m (14ft x 7ft)

Box bay window to front aspect, laminate flooring and radiator.

Room One 3.7m x 2.4m (12ft x 8ft)

Window to rear aspect, laminate flooring and radiator.

Room One Ensuite

Fully tiled, wash hand basin and shower cubicle and extractor.

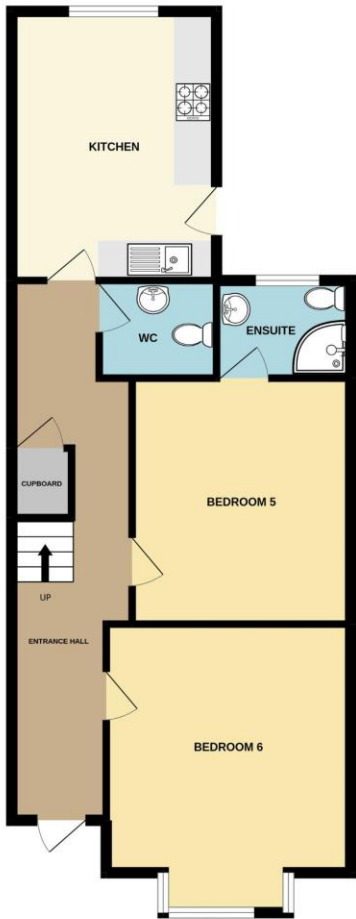
Shower Room

Two windows to side aspect. Fitted with a low level wc, wash hand basin with vanity unit and shower cubicle.

Agent Notes

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



MONKS ROAD, LINCOLN, LN2 5JS

TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

