



Bernard Street, Lincoln



**£115,000**

- Mid Terrace House
- City Location, Close to Amenities
- Two Bedrooms
- Lounge & Dining Room
- Upstairs Bathroom
- No Chain
- Freehold
- EPC rating D



**TWO BEDROOM** Mid Terrace House in an uphill road just off Monks Road, a short walk from local amenities and Lincoln City Centre. **NO ONWARD CHAIN.** The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Landing, Two Bedrooms and Bathroom. Outside there is an enclosed yard with outbuilding. The property is currently tenanted.

### **Shared Passageway**

Gated side access to the rear.

### **Entrance Hall**

Door to side aspect and stairs to first floor.

### **Lounge 11'2" x 10'11" (3.4m x 3.3m)**

Window to front aspect and radiator.

### **Dining Room 11'11" x 10'11" (3.6m x 3.3m)**

Window to rear aspect, radiator and understairs storage.



### **Kitchen 10'6" x 7'2" (3.2m x 2.2m)**

Door and window to side aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Fitted oven, gas hob with extractor hood over. Wall mounted gas central heating boiler. Part tiled walls, space and plumbing for washing machine.

### **Landing**

Loft access.

### **Bedroom One 11'2" x 10'11" (3.4m x 3.3m)**

Window to front aspect, radiator and built in storage cupboard.

### **Bedroom Two 11'10" x 7'0" (3.6m x 2.1m)**

Window to rear aspect and radiator.

### **Bathroom 9'10" x 7'1" (3m x 2.2m)**

Window to rear aspect. Fitted with a low level wc, wash hand basin and panelled bath with shower and glazed shower screen. Radiator and part tiled walls.

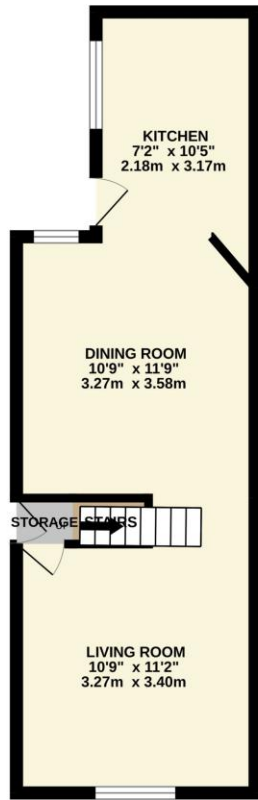
### **Outside**

To the rear of the property is an enclosed concrete yard with brick outbuilding.

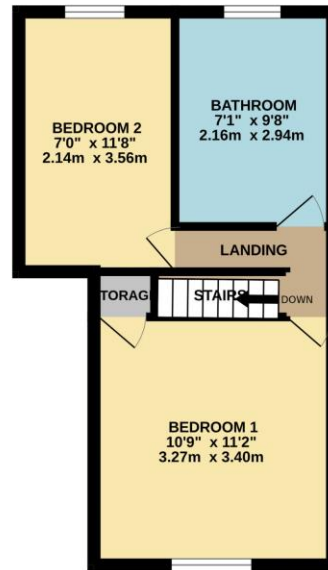
### **Agents Note**

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GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



7 BERNARD STREET, LINCOLN LN2 5ND

TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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