



Monks Road, Lincoln



3



2



2



£140,000



## Key Features

- Terrace House
- Three Bedrooms
- City Centre Location
- NO ONWARD CHAIN
- Tenant In Situ Paying £900 PCM\*
- Two Reception Rooms
- EPC rating D
- Freehold





Three bedroom, terrace house located within walking distance of the City centre and a host local amenities, including schools, doctors and shops. The property currently has a tenant in situ paying £900 PCM\*. The property also benefits from being sold with NO ONWARD CHAIN.

Internally the property consists of entrance hall, lounge, dining room, kitchen and family bathroom to the ground floor. To the first floor there are two double bedrooms and to the second floor there is a double bedroom with en-suite. Externally the property offers a courtyard garden to the rear.

#### Entrance Hall

External door to front aspect and radiator.

#### Dining Room 2.48m x 3.57m (8'1" x 11'8")

Bay window to front aspect and radiator.

#### Lounge 3.41m x 3.76m (11'2" x 12'4")

Window to rear aspect and radiator.

#### Kitchen 1.85m x 5.72m (6'1" x 18'10")

Window and external door to side aspect, and fitted with a range of wall and base units with worktops over, integrated electric oven, four ring electric hob, space and plumbing for washing machine, space for fridge freezer and radiator.

#### Bathroom 1.85m x 2.27m (6'1" x 7'5")

Window to side aspect and fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

#### 1st Floor Landing

Stairs from ground floor and stairs to second floor.

#### Bedroom Two 3.41m x 3.56m (11'2" x 11'8")

Window to front aspect and radiator.

#### Bedroom Three 3.41m x 2.90m (11'2" x 9'6")

Window to rear aspect and radiator.

#### Bedroom One 3.41m x 4.79m (11'2" x 15'8")

Window to front aspect and radiator.

#### En-suite 2.53m x 1.67m (8'4" x 5'6")

Fitted with shower cubicle, low level WC, wash hand basin, extractor and radiator.

#### Outside Rear

Courtyard Garden.

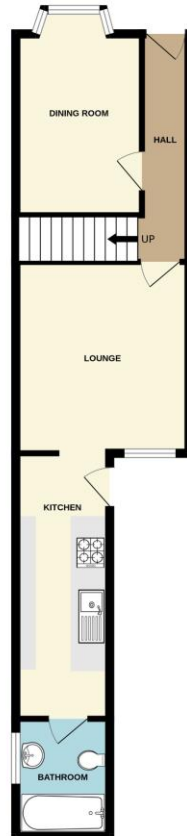
#### \*Rental Info

\*Tenant Currently paying £710PCM and will increase to £900PCM from the 1st of October.

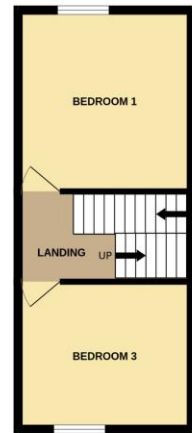
#### Agent Note

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GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



2ND FLOOR  
189 sq.ft. (17.5 sq.m.) approx.



MONKS ROAD, LINCOLN

TOTAL FLOOR AREA : 949 sq.ft. (88.1 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		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

