



Hope Street, Lincoln



£115,000

- Terrace House
- Two Bedrooms
- En-Suite
- Two Reception Rooms
- City Centre Location
- Wet Room
- Freehold
- EPC rating D



Two bedroom, mid-terrace located in the Sincil Bank area. Ideally located for easy access to the City Centre, Univercity, and a host of local amenities.

The property offers, two reception rooms, kitchen and wet room to the ground floor. To the first floor there are two double bedrooms and ensuite to master. Outside the property there is a courtyard garden.

Lounge 3.40m x 3.41m (11'2" x 11'2")

Window to front aspect, feature fireplace and radiator.

Hall

Stairs to first floor.

Dining Room 3.40m x 3.42m (11'2" x 11'2")

Window to rear aspect, understairs cupboard and radiator.



Kitchen 1.72m x 2.94m (5'7" x 9'7")

Window and external door to side aspect. Fitted with a range of wall and base units with worktops over, freestanding dual fuel oven, sink with drainer, space and plumbing for washing machine and dishwasher.

Wet Room

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

Landing

Bedroom One 3.40m x 3.38m (11'2" x 11'1")

Window to rear aspect and radiator.

En-suite 1.72m x 3.02m (5'7" x 9'11")

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

Bedroom Two 3.40m x 3.45m (11'2" x 11'4")

Window to front aspect, storage cupboard and radiator.

Outside

To the rear of the property there is an enclosed courtyard garden with outside tap.

Agent Note

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GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



20 HOPE STREET, LINCOLN, LN5 7UJ

TOTAL FLOOR AREA : 736 sq.ft. (68.3 sq.m.) approx.

While 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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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