



Hope Street, Lincoln



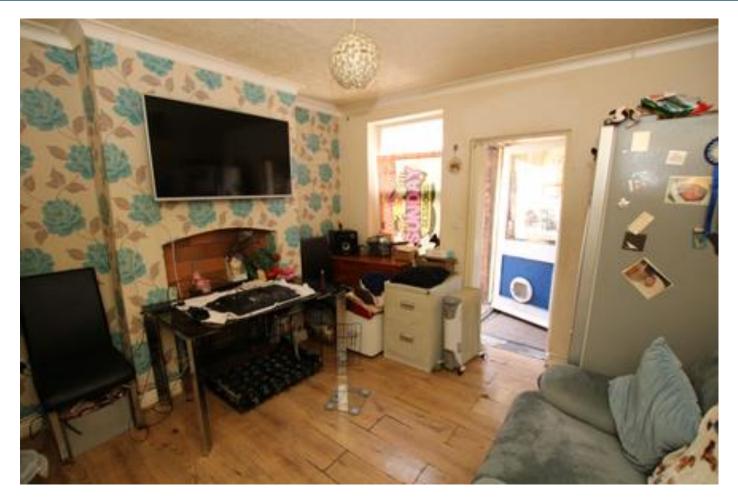




£115,000

- **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.

Hal

Stairs to first floor.

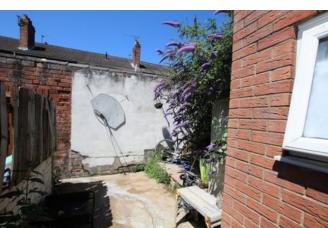
Dining Room 3.40m x 3.42m (11'2" x 11'2")

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

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 406 sq.ft. (37.7 sq.m.) approx. 1ST FLOOR 330 sq.ft. (30.7 sq.m.) approx.





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TOTAL FLOOR AREA : 738 sq.ft. (68.8 sq.m.) approx.

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