



Kent Street



£125,000

- End Terraced House
- Requires Updating
- Three Bedrooms
- Two Reception Rooms
- First Floor Bathroom
- East Side of City
- Freehold
- EPC rating D



Newton Fallowell are pleased to offer for sale, this three bedroom end terraced house located off Monks Road to the east side of Lincoln City Centre. The property has gas central heating and accommodation comprising: Entrance Hall, Lounge, Dining Room, Kitchen, Utility/Cloakroom, Three Bedrooms and Bathroom. Outside, there is an enclosed Garden to the rear.

Entrance Hall

Door to side elevation and stairs to first floor.

Lounge 13' x 11'

Windows to front and side elevations and a radiator.

Dining Room 13' x 12'10"

Window to side and a radiator.

Kitchen 10'5" x 7'

Window and door to side, range of base and eye level units with inset sink unit and built-in oven and hob.



Utility/Cloakroom 7' x 5'8"

Window to side, wash basin and W.C.

Bedroom One 13' x 11'

Window to front and a radiator.

Bedroom Two 10' x 10'

Window to rear and a radiator.

Bedroom Three 9' x 8'

Window to side and a radiator.

Bathroom 10'1" x 7'

Window to side, airing cupboard, radiator, wash basin, W.C and panelled bath.

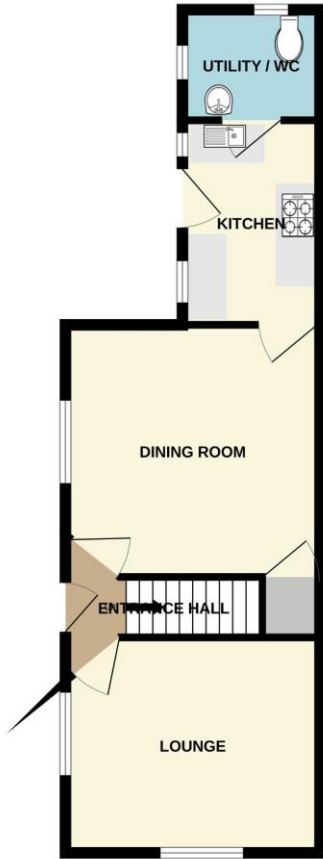
Outside

There is an enclosed garden area to the rear.

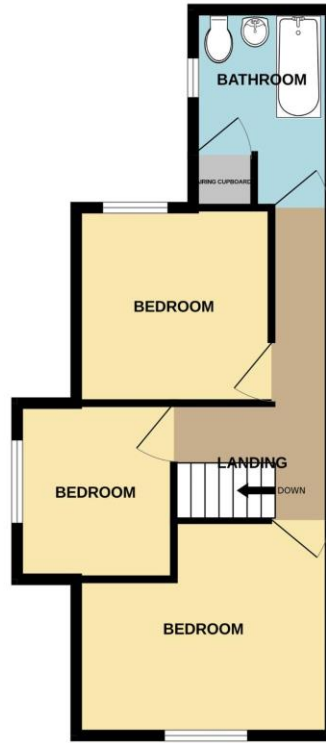
Agents Note

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



1ST FLOOR



KENT STREET, LINCOLN LN2 5NR

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		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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