



Ashfield Street, Lincoln



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£110,000 NO CHAIN

- Mid Terraced House
- Three Bedrooms
- Gas Central Heating
- Lounge & Dining Kitchen
- Convenient for City Centre
- Private Passageway
- Freehold
- EPC rating D



THREE BEDROOM terraced house situated to the eastern side of the city centre. The property has gas central heating, double glazing and accommodation comprising: Private Passageway, Entrance Hall, Lounge, Dining Kitchen, Rear Lobby, Bathroom and Three Bedrooms. There is an enclosed garden area to the rear. NO CHAIN!

Private Passageway

Having a door to the front elevation and opening onto the rear garden.

Entrance hall

Door to side elevation and stairs to first floor.

Lounge 3.45m x 3.38m (11'4" x 11'1")

With window to the front aspect, gas fire and radiator.

Kitchen/Diner 3.71m x 3.45m (12'2" x 11'4")

With Window to the rear aspect, tiled floor, range of base and eye level units, inset sink unit, plumbing for washing machine and an under stairs cupboard.



Rear Lobby

With door to rear garden.

Family Bathroom

With window to the side aspect, low level WC, wash hand basin, panelled bath tiling to splash backs and radiator.

First Floor Landing

With access to bedrooms.

Bedroom One 4.62m x 3.40m (15'2" x 11'2")

With window to front aspect, built-in wardrobes and radiator.

Bedroom Two 2.89m x 2.64m (9'6" x 8'8")

With window to rear aspect and radiator.

Bedroom Three 3.40m x 1.85m (11'2" x 6'1")

With window to rear aspect and radiator.

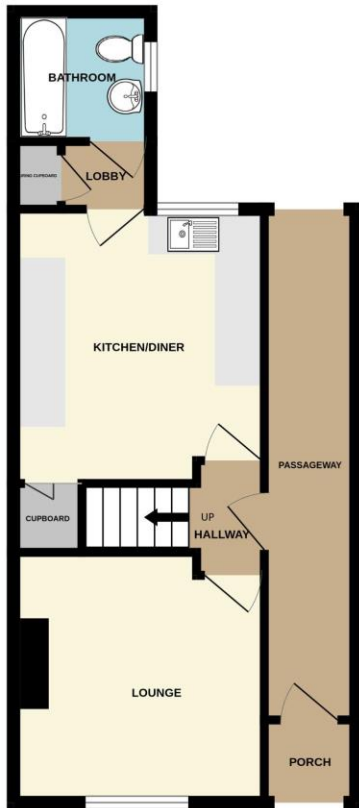
Outside

There is an enclosed garden area to the rear of the property.

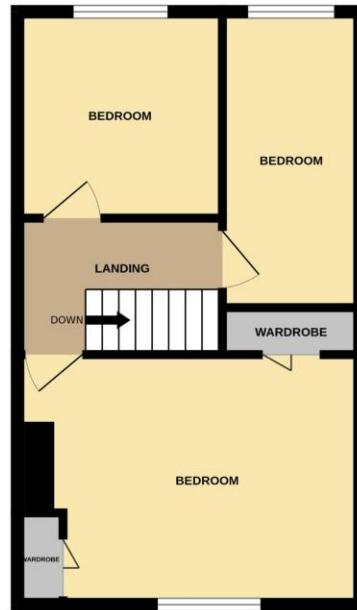
Agent Notes

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GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



ASHFIELD STREET LN2 5EP

TOTAL FLOOR AREA : 822 sq.ft. (76.3 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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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