



Vernon Street, Lincoln



£135,000

- End Terrace House
- Two Bedrooms
- Driveway
- NO ONWARD CHAIN
- Enclosed Rear Garden
- Popular Location
- Freehold
- EPC rating D



Well presented two bedroom end terrace house, located close to Lincoln City centre and a host of local amenities. The property also benefits from being sold with NO ONWARD CHAIN.

The house consists of entrance porch, lounge diner, and kitchen to ground floor. To the first floor there are two bedrooms and family bathroom. Outside the property there is a concrete driveway to the front and an enclosed garden to the rear.

Porch

External door to front aspect, and internal door to lounge.

Lounge Diner 2.97m x 5.57m (9'8" x 18'4")

Window to front aspect, external door to side aspect, stairs to first floor and radiator.

Kitchen 2.97m x 2.21m (9'8" x 7'4")

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, freestanding multifuel cooker, plumbing and space for washing machine and space for fridge freezer.



Landing

Access to roof space.

Bedroom One 3.62m x 2.97m (11'11" x 9'8")

Dual windows to front aspect, fitted wardrobes and radiator.

Bedroom Two 2.21m x 2.97m (7'4" x 9'8")

Window to rear aspect and radiator.

Bathroom 1.88m x 1.97m (6'2" x 6'6")

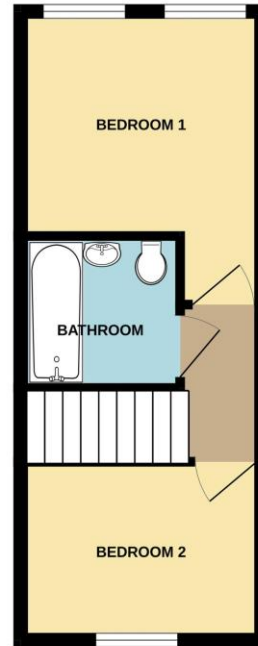
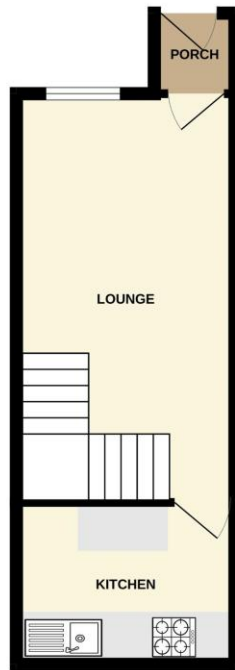
Fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

Outside

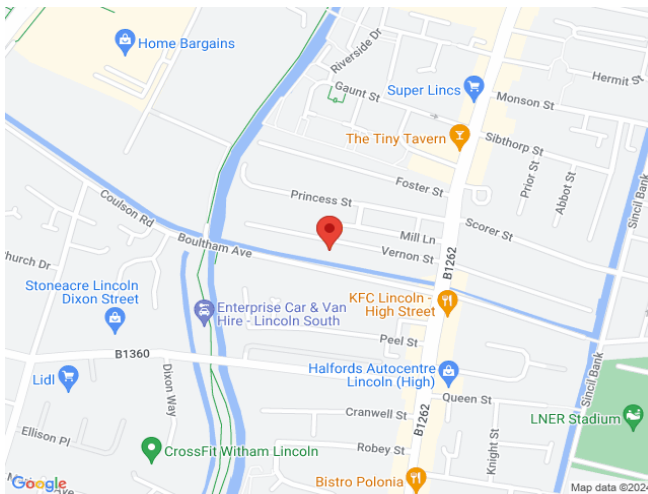
To the front of the property there is a concrete driveway and path leading to the front door. To the rear of the property there is an enclosed garden with artificial grass and patio area.

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.



TOTAL FLOOR AREA - 510 sq.ft. (47.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metropex i2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk