



Boultham Avenue, Lincoln

 3  1  2



£165,000



## Key Features

- Terrace House
- Three Bedrooms
- Two Reception Rooms
- Bay Fronted
- NO ONWARD CHAIN
- River Views
- EPC rating D
- Freehold





Well presented three bedroom terrace house located in the popular location of Boutham Avenue, with river views and character features, the property is within walking distance of local amenities and the city centre.

The property consists of entrance hall, bay fronted lounge, dining room, kitchen and family bathroom to the ground floor. To the first floor there are three bedrooms. Outside the property to the rear is an enclosed garden with decking area and outbuilding.

The property also benefits from being sold with NO ONWARD CHAIN.

#### Entrance Hall

External door to side aspect and stairs to the first floor.

#### Lounge 3.81m x 3.67m (12'6" x 12'0")

Bay window to front aspect, feature fireplace, and radiator.

#### Dining Room 3.81m x 3.67m (12'6" x 12'0")

Window to rear aspect, feature fireplace, understairs cupboard and radiator.

#### Kitchen 4.41m x 2.49m (14'6" x 8'2")

Window and external door to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, multi fuel range cooker with extractor over, space and plumbing for both dishwasher and washing machine, space for fridge freezer and radiator.

#### Bathroom 2.00m x 1.89m (6'7" x 6'2")

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



#### Landing

Access to roof space.

#### Bedroom One 3.68m x 3.67m (12'1" x 12'0")

Window to rear aspect, storage cupboard and radiator.

#### Bedroom Two 3.43m x 1.97m (11'4" x 6'6")

Window to front aspect and radiator.

#### Bedroom Three 2.63m x 2.61m (8'7" x 8'7")

Window to front aspect and radiator.

#### Outside

To rear of the property there is an enclosed garden with, large decking area and out building and storage shed.

#### Agent Note

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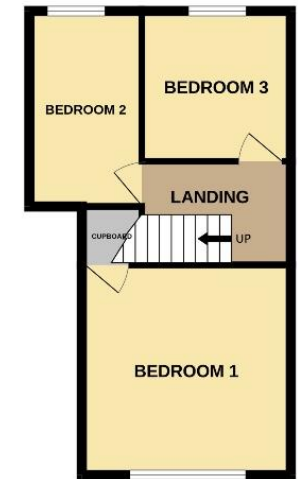






GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



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		

TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.  
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