



Montague Street, Lincoln



£119,950

- Mid-Terrace House
- Bay Fronted
- Two Bedrooms
- Two Reception Rooms
- Dressing Room
- NO ONWARD CHAIN
- EPC rating D



Bay fronted, mid-terrace house located within Lincoln City Centre. The property is walking distance of the local schools, shops, doctors and other amenities. The property also benefits from being sold with NO ONWARD CHAIN.

The accommodation consists of lounge, inner hall, dining room, kitchen and bathroom to the ground floor. To the first floor there are two double bedrooms, with dressing room to main. Outside the property to the rear there is an enclosed courtyard with access to street.

Lounge

3.67m x 3.65m (12'0" x 12'0")

External door and bay window to front aspect, feature fireplace and radiator.

Dining Room

3.46m x 3.65m (11'5" x 12'0")

Window to rear aspect, feature fireplace and understairs cupboard.

Inner Hall

Stairs to first floor.



Kitchen

2.23m x 1.81m (7'4" x 5'11")

External door and window to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, four ring electric hob with extractor over, single electric oven, space and plumbing for washing machine and space for fridge freezer.

Bathroom

2.34m x 1.81m (7'8" x 5'11")

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

Landing

Access to loft.

Bedroom One

3.46m x 3.65m (11'5" x 12'0")

Window to rear aspect and radiator.

Dressing Room

3.14m x 1.81m (10'4" x 5'11")

Window to side aspect and radiator.

Bedroom Two

3.17m x 3.65m (10'5" x 12'0")

Window to front aspect and radiator.

Outside

To the rear of the property there is an enclosed courtyard garden with access to the street.

Agent Nore

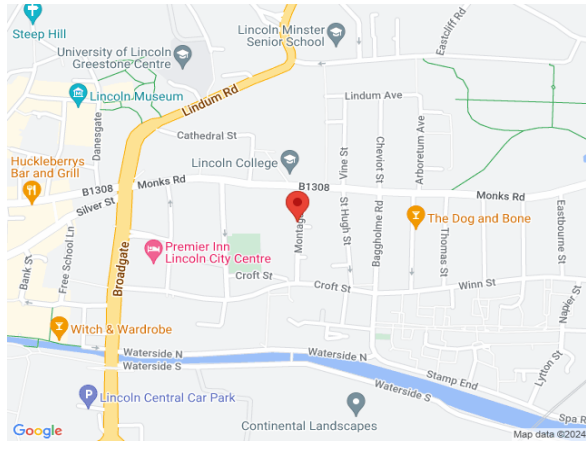
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Floorplan



TOTAL FLOOR AREA: 737 sq ft (68.5 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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