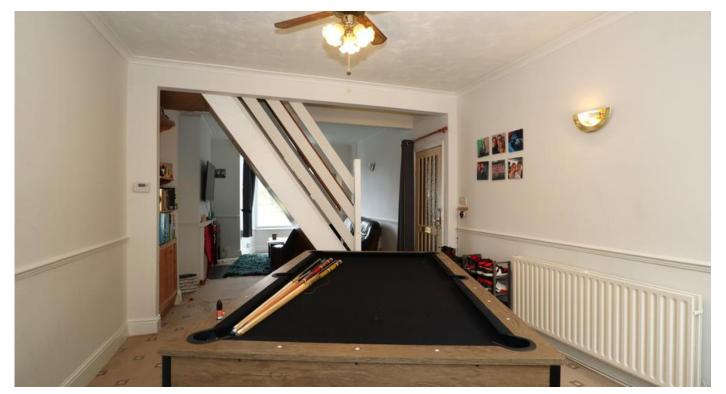# NEWTON FALLOWELL

Boultham Avenue, Lincoln

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£139,950

- Bay Fronted Terraced House
- Three Bedrooms
- Open Plan Lounge & Dining Room
- Kitchen and Bathroom

- Conservatory & Garden
- EPC Grade D
- City Centre Location
- Currently Tenanted Achieving £795 PCM

Bay Fronted Three Bedroom Terraced House situated within walking distance of Lincoln City Centre, Lincoln University & Train Station. The property is currently tenanted and achieves £795 PCM. The accommodation briefly comprises shared passageway entrance, open plan lounge and dining room, kitchen, bathroom with shower over bath, and stairs leading to three bedrooms. To the rear there is an enclosed low-maintenance garden with decking. The property further benefits from upvc double glazing and gas central heating throughout, and unrestricted on-street parking.

Lounge/Diner
11'0" x 29'0" (3.4m x 8.8m)
Bay window to front, decorative fireplace and stairs to first floor.

Kitchen
6'0" x 14'0" (1.8m x 4.3m)
Window and door to side, range of base and eye level units with inset sink unit and built-in oven and hob.

Bathroom
Window to side, built-in cupboard, bath with shower over, wash basin and W.C.

Conservatory
Small conservatory with French doors to the rear.

Bedroom One
11'0" x 11'0" (3.4m x 3.4m)
Window to front and a built-in cupboard.

Bedroom Two
7'0" x 12'0" (2.1m x 3.7m)
Window to rear.

Bedroom Three
7'0" x 9'0" (2.1m x 2.7m)
Window to rear.

Outside
There is an enclosed garden area to the rear with seating area and small garden building.

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.

Floorplan

GROUND FLOOR

LOUNGE/DINER

KITCHEN

BATHROOM

1ST FLOOR

BEDROOM

BEDROOM

BEDROOM

BOULTHAM AVENUE, LINCOLN, LN5 7XZ

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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

NEWTONFALLOWELL