



Albany Street, Lincoln



£135,000

- Uphill Location Walking Distance to Amenities
- Mid Terraced House
- Two Double Bedrooms
- Lounge & Dining Room
- Ensuite Bathroom
- Rear Courtyard with Outbuilding
- No Chain
- EPC rating TBC



Mid Terraced House in need of refurbishment situated in a sought after "Uphill" location within walking distance of amenities and the Bailgate & Cathedral Area. The accommodation comprises Lounge, Dining Room, Kitchen, Two Double Bedrooms and Bathroom. Outside is an enclosed courtyard garden with outbuilding.

Lounge

10'9" x 11'7" (3.3m x 3.5m)

Door and window to front aspect, radiator, laminate flooring, coving to ceiling, decorative fire surround and built in meter cupboard.

Inner Hall

Stairs to first floor.

Dining Room

11'7" x 11'9" (3.5m x 3.6m)

Window to rear aspect. Laminate flooring, radiator and built in understairs storage area.

Kitchen

5'8" x 10'7" (1.7m x 3.2m)

Door and window to side aspect. Fitted with wall and base units with work surfaces over and stainless steel drainer sink unit. Space and plumbing for washing machine. Wall mounted gas central heating boiler. Part tiled walls.



Landing

Doors to Bedrooms.

Bedroom One

11'6" x 11'9" (3.5m x 3.6m)

Window to rear aspect, laminate flooring and radiator. Built in over stairs storage cupboard providing loft access.

Ensuite

5'9" x 10'7" (1.8m x 3.2m)

Window to side aspect. Tiled walls and fitted with low level wc, wash hand basin and panelled bath. Radiator.

Bedroom Two

10'9" x 11'6" (3.3m x 3.5m)

Window to front aspect, radiator and laminate flooring.

Outside

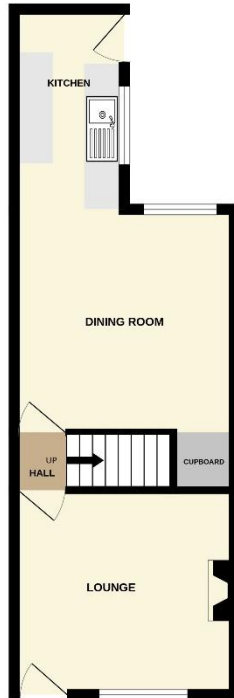
To the rear of the property is an enclosed courtyard with an outbuilding.

Agents Note

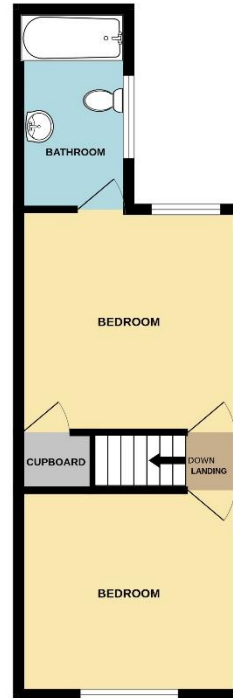
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



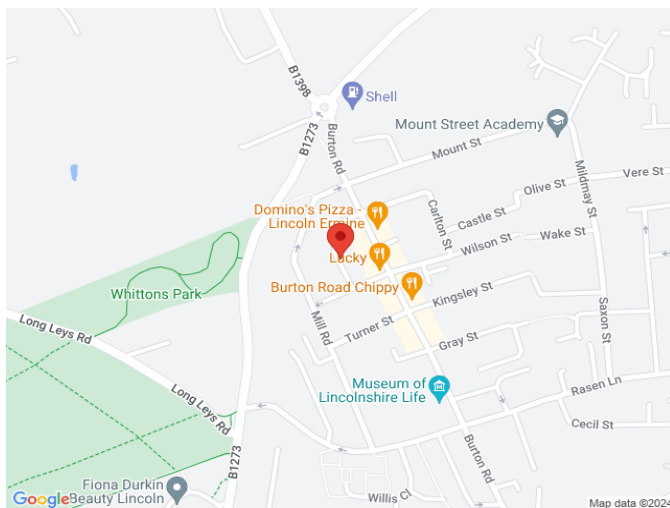
1ST FLOOR
399 sq.ft. (33.4 sq.m.) approx.



ALBANY STREET, LINCOLN LN1 3JD

TOTAL FLOOR AREA - 715 sq.ft. (66.4 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 misstatement. 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 MemoPro ©2024



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk