



Westcliffe Street, Lincoln



3



1



2

£165,000

- Mid-Terrace
- Three Bedrooms
- NO ONWARD CHAIN
- Two Reception Rooms
- Enclosed Garden
- Uphill Location
- Freehold
- EPC rating D



Well presented, three bedroom terrace house. Located in uphill Lincoln just off Burton Road. Ideally positioned within walking distance of the local shops, schools, Bailgate and Cathedral Quarter.

The house offers entrance passage, hall, lounge, kitchen diner and family bathroom to the ground floor. To the first floor there are three bedrooms. Outside the rear of the property there is an enclosed courtyard garden.

The property benefits from being sold with NO ONWARD CHAIN.

Entrance Lobby

With coir matting and access to lounge, dining room, and stairs to first floor.

Lounge 3.48m x 3.44m (11'5" x 11'4")

With window to front aspect, real stained wooden floor boards, fireplace with tiled hearth, double wall mounted central heating radiator.



Kitchen Diner 21'7" x 11'3" (6.6m x 3.4m)

With tiled flooring, upvc double glazed door to rear garden/yard, wood burning stove, under stairs storage cupboard and access to kitchen.

Kitchen

With contemporary range of cream kitchen units, wood effect worktops over, built in gas hob, stainless steel chimney extractor over, built in electric oven, 1.5 bowl sink and drainer, plumbing for washing machine, space for tumble drier, integral fridge freezer, tiled flooring and access to bathroom.

Bathroom 2.48m x 1.9m (8'1" x 6'2")

With suite of white wc, wash basin in vanity unit, and bath with mains fed shower over, glass shower screen, 2 x double glazed windows to side aspect, tiled floor, large airing cupboard containing gas central heating boiler, and wall mounted chrome towel radiator.

Landing

Access to roof to space.

Bedroom One 3.42m x 3.44m (11'2" x 11'4")

With upvc double glazed window to rear aspect, fitted carpet, wall mounted central heating radiator and built in cupboard.

Bedroom Two 3.85m x 2.2m (12'7" x 7'2")

With upvc double glazed window to front aspect, fitted carpet and wall mounted central heating radiator.

Bedroom Three 2.69m x 2.07m (8'10" x 6'10")

With upvc double glazed window to front aspect, fitted carpet and wall mounted central heating radiator.

Outside

To the rear there is an enclosed paved courtyard.

Agent Note

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GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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