NEWTONFALLOWELL



Ely Street, Lincoln









£190,000



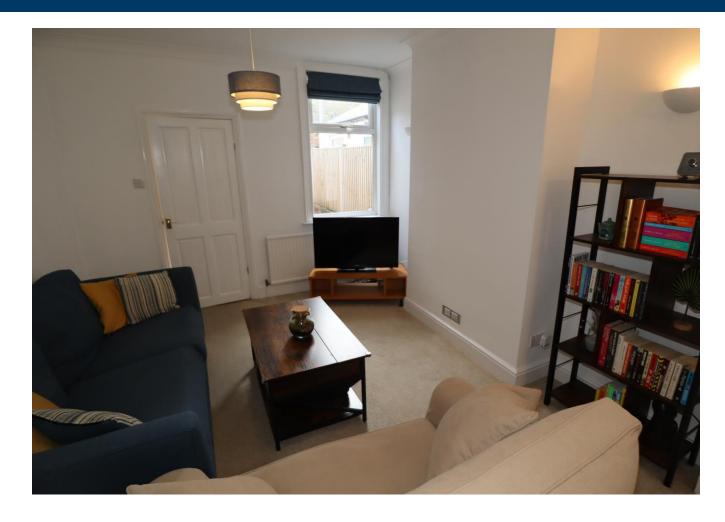






Key Features

- Traditional Terraced House
- Three Double Bedrooms
- Three Storey Accommodation
- Two Reception Rooms
- Enclosed Rear Garden
- West End Location & Views
- EPC rating D
- Council Tax Band A















Newton Fallowell are pleased to offer for sale, this three storey, three DOUBLE bedroom terraced house located in the popular area of West End. Within walking distance of the City Centre and a host of amenities, great access to the A46 and West Common.

The accommodation comprises: Lounge, Dining Room, Kitchen, Utility Area, Bathroom and Three double Bedrooms. Outside, there is an enclosed low maintenance garden area to the rear. The property is ideal for a first time buyer or investment. The property benefits from double glazing and is gas centrally heated. The agents highly recommend a viewing!

Dining Room 10'9" x 12'2" (3.3m x 3.7m)

Window and door to front and a radiator.

Lounge 10'9" x 18'1" (3.3m x 5.5m)

Window to rear, radiator, under stairs store cupboard and stairs to first floor.

Kitchen 6'6" x 9'8" (2m x 2.9m)

Window and door to side, range of base and eye level units with inset sink unit and built-in double oven, dishwasher and hob.

Utility Area

With plumbing and space for washing machine.

Bathroom

Window to side, towel radiator, wash basin, W.C and panelled bath with shower over.

Bedroom One 10'9" x 12'3" (3.3m x 3.7m)

Window to rear and a radiator.

Bedroom Two 10'9" x 12'1" (3.3m x 3.7m)

Window to front and a radiator.

Bedroom Three

Window to rear with views of the common, radiator and builtin storage.

Outside

To the rear of the property is an enclosed low maintenance garden area with seating area and pedestrian gate to rear.

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.





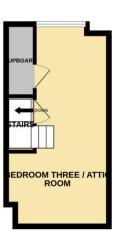












ELY STREET, LINCOLN, LN1 1LT

TOTAL FLOOR AREA: 980 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpain contained here, measurements of doors, windows, recome and any other terms are approximate and no responsibility is taken for any error, 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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