



Ely Street, Lincoln

 3  1  2

£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.

Bedroom Three

Window to rear with views of the common, radiator and built-in storage.

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!

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.



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.







GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



2ND FLOOR
222 sq.ft. (20.7 sq.m.) approx.



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 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		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

