



Dorset Street, Lincoln



2



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£110,000

- Terrace House
- Two Bedrooms
- Two Reception Rooms
- NO ONWARD CHAIN
- Modernisation Needed
- Popular Location
- Freehold
- EPC rating D



Two bedroom, terrace house in need of modernisation, located just of Monks Road, Lincoln. The property is ideally positioned with in walking distance of the hospital, shops, schools and other amenities. Also benefits from being sold with NO ONWARD CHAIN.

Internally the property offers entrance hall, lounge, dining room, kitchen, rear hall and bathroom to the ground floor. To the first floor there are two double bedrooms. Externally to the rear of the property is an enclosed lawned garden.

Entrance Hall

External door to side aspect, and stairs to first floor with storage cupboard under.

Lounge

Window to front aspect, fireplace and radiator.

Dining Room

Window to rear aspect, storage cupboard and radiator.



Kitchen 2.11m x 2.3m (6'11" x 7'6")

Window to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space for freestanding cooker, space for fridge freezer, and space and plumbing for washing machine.

Rear Hall

External door to side aspect.

Bathroom 1.69m x 1.9m (5'6" x 6'2")

Window to side aspect and fitted with panel bath with shower over, low level WC, wash hand basin and radiator.

Landing

Access to roof space.

Bedroom One 3.18m x 3.43m (10'5" x 11'4")

Window to front aspect and radiator.

Bedroom Two 3.18m x 3.19m (10'5" x 10'6")

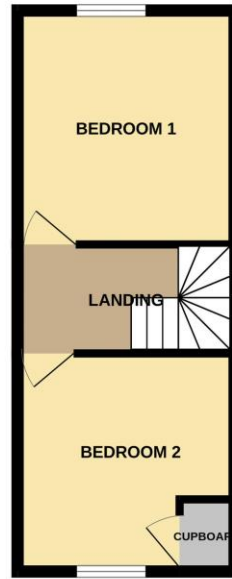
Window to rear aspect and radiator.

Outside

To the rear of the property there is an enclosed lawned garden with patio area.

Agent Note

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TOTAL FLOOR AREA : 672 sq.ft. (62.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan presented herein, 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 guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and materials shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with letroplan 12/24

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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