



Bathurst Street, Lincoln



£145,000

- Mid Terrace House
- Two Reception Rooms
- UPVC Double Glazing & GCH
- Upstairs Bathroom
- Three Bedrooms
- Popular Location
- Freehold
- EPC rating D



Three bedroom Mid-Terrace house located within the City Centre just off Monks Road. The property is within walking distance of Lincoln Hospital and a host of other amenities such as schooling, doctors, shops and parks.

The property accommodation offers Entrance Hall, Lounge, Dining Room and Kitchen to the ground floor. To the first floor, there are Three Bedrooms and Family Bathroom. Externally the property offers a Courtyard Garden with a raised decking area.

The property further benefits from having uPVC double glazing and gas central heating. The property is an ideal first time buy or investment purchase!

Entrance Hall

External door to side aspect and stairs to first floor.

Lounge

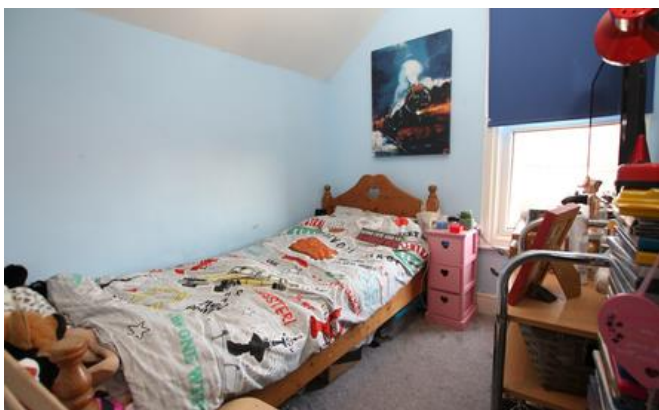
3.45m x 3.49m (11'4" x 11'6")

Window to front aspect, feature gas fire and radiator.

Dining Room

3.49m x 3.77m (11'6" x 12'5")

Window to rear aspect, understairs storage and radiator.



Kitchen

2.02m x 4.8m (6'7" x 15'8")

Windows to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, freestanding electric cooker with extractor over, space and plumbing for both washing machine and fridge freezer, combi boiler and radiator.

Landing

Access to roof space and radiator.

Bedroom One

3.7m x 3.76m (12'1" x 12'4")

Window to rear aspect and radiator.

Bedroom Two

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

Window to front aspect, storage cupboard and radiator.

Bedroom Three

2.13m x 2.26m (7'0" x 7'5")

Window to rear aspect and radiator.

Bathroom

1.2m x 2.65m (3'11" x 8'8")

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



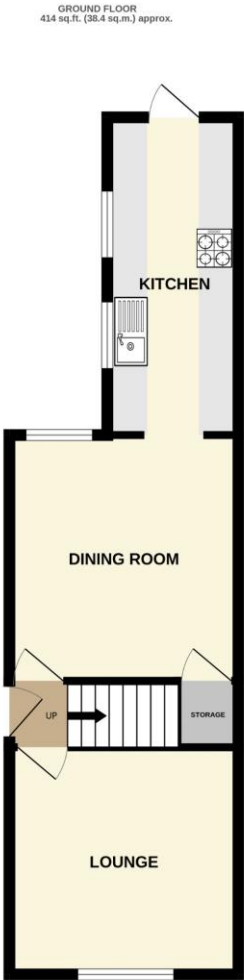
Outside

To the rear of the property there is a enclosed courtyard garden with a raised decking area.

Agent Note

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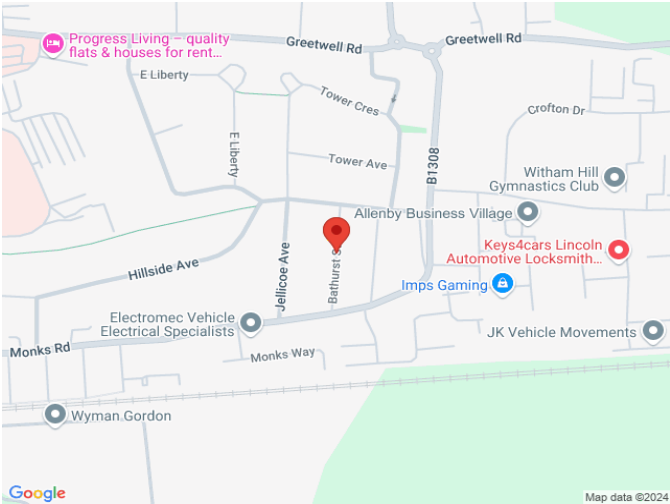
Floorplan



26 BATHURST STREET, LINCOLN, LINCOLNSHIRE LN2 5PX

TOTAL FLOOR AREA : 827 sq.ft. (76.9 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		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

