



Henley Street, Lincoln



**£105,000**

- Mid-Terrance House
- Two Double Bedrooms
- Two Reception Rooms
- Upstairs Bathroom
- NO ONWARD CHAIN
- Popular Location
- Freehold
- EPC rating D



Newton Fallowell are pleased to offer this Two bedroom Mid-Terrace House, located south of Lincolns City centre. This is an ideal First Time Buy or Investment. Ideally positioned within walking distance of the Lincoln City Centre and Lincoln Train Station a host of other local amenities such as schools, doctors, shops and Lincoln University. The property offers accommodation to the ground floor, Hall, Lounge, Dining Room and Kitchen. To the first floor, there are Two Bedrooms and Family Bathroom. Externally to the rear is a courtyard garden with access to the riverside. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

**Lounge** 4.01m x 3.55m (13'2" x 11'7")

External door and window to front aspect and radiator.

**Inner Hall**

Stairs to first floor.



### Dining Room 4.41m x 3.55m (14'6" x 11'7")

Window to rear aspect, understairs cupboard and radiator.

### Kitchen 2.97m x 1.75m (9'8" x 5'8")

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

### Landing

### Bedroom One 3.46m x 3.39m (11'5" x 11'1")

Window to rear aspect and radiator.

### Bedroom Two 3.55m x 3.39m (11'7" x 11'1")

Window to front spect, storage cupboard and radiator

### Bathroom 2.97m x 1.87m (9'8" x 6'1")

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

### Outside

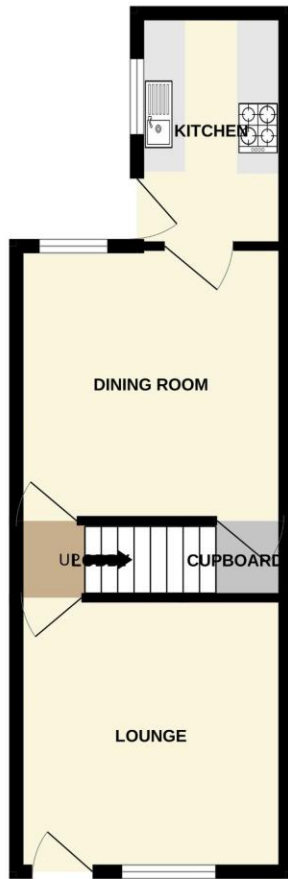
To the rear of the property there is a courtyard garden.

### Agent Note

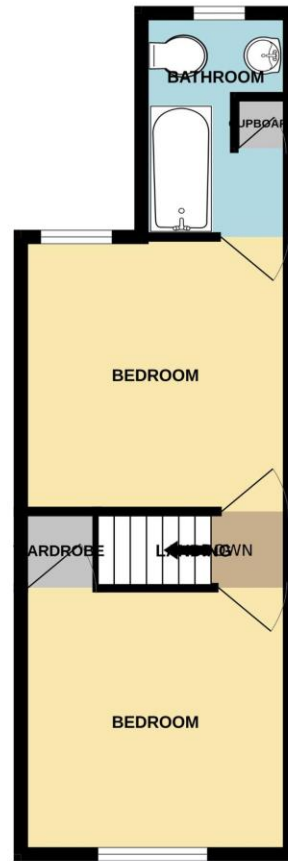
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GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



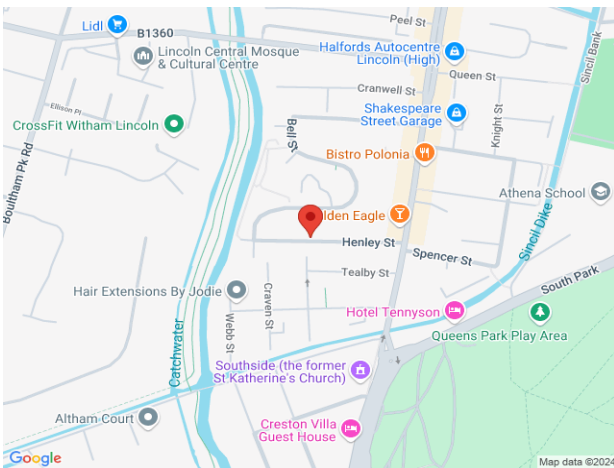
1ST FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



66 HENLEY STREET, LINCOLN LN5 8BA

TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

Whilst every effort 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		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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