



Belle Vue Road, Lincoln



2



1



2

**£150,000**

- Uphill Mid Terraced House
- Walking distance of Bailgate & Cathedral Quarter
- Two Bedrooms
- Upstairs Bathroom
- Lounge & Dining Kitchen
- Gardens Front & Rear
- Freehold
- EPC rating D



Mid Terraced House situated in the desirable "Uphill Area" within easy walking distance of the Bailgate and Cathedral Quarter and walking distance of the university and city centre. The accommodation comprises Lounge, Dining Kitchen, Inner Hall, Landing, Two Bedrooms and Upstairs Bathroom. Outside there are gardens to both front and rear. The property benefits from Gas Central Heating, uPVC Double Glazing and No Onward Chain.

#### Lounge 3.6m x 3.13m (11'10" x 10'4")

Door and window to front aspect. Laminate flooring, radiator, small built in storage cupboard and coving to ceiling.

#### Dining Kitchen 3.68m x 3.1m (12'1" x 10'2")

Window and door to rear aspect. Fitted with a range of wall and base units with work surfaces and drainer sink unit. Fitted oven with hob and extractor over. Space and plumbing for washing machine. Radiator.

#### Inner Hall

Stairs to first floor.

#### Landing

Loft access.





### Bedroom One 3.54m x 3.14m (11'7" x 10'4")

Window to front aspect, radiator and coving to ceiling.

### Bedroom Two 3.13m x 2.14m (10'4" x 7'0")

Window to rear aspect and radiator.

### Bathroom

Fitted with a low level wc, wash hand basin and panelled bath and shower appliance. Radiator and tiled walls.

### Outside

To the front of the property is a lawned garden. To the rear is an enclosed lawned garden.

### 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.

Floor plan of the first floor. The layout includes Bedroom 1 at the bottom, Bedroom 2 at the top, a central Bathroom, and a Landing area with a staircase labeled 'DOWN'.

**TOTAL FLUORIDE AREA:** 1837 mg N (50.7 mg m<sup>2</sup>) exposed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		