



Gresham Street, Lincoln



£140,000

- Mid-Terrace House
- Extended
- In Need Of Modernisation
- NO ONWARD CHAIN
- Sought After Location
- Two Bedrooms
- Freehold
- EPC rating E



*****IN NEED OF MODERNISATION***** Bay fronted and extended TWO BEDROOM Terrace House located in the sought after area of Lincoln's West End. The property is in need of full refurbishment but offers plenty of potential.

The accommodation comprises a private entrance passage, Hall, Lounge, Dining Room, Kitchen, WC, and Office to the ground floor. To the first floor there are Two Double Bedrooms and Bathroom. Outside the property to the rear there is an enclosed patio garden. The property benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

Entrance Passage

External doors to front and rear aspect and door leading to inner hall.

Hall

Stairs to first floor.

Lounge

12'5" x 11'5" (3.8m x 3.5m)

Bay window to front aspect, gas fireplace and radiator.

Dining Room

12'5" x 12'5" (3.8m x 3.8m)

Window to rear aspect, understairs storage and radiator.



Kitchen

7'4" x 14'5" (2.2m x 4.4m)

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

WC

Window to side aspect and fitted with low level WC.

Office

7'4" x 8'3" (2.2m x 2.5m)

Window to side aspect and radiator.

Landing

Access to roof space.

Bedroom One

15'6" x 11'6" (4.7m x 3.5m)

Two windows to front aspect, gas fire and radiator.

Bedroom Two

9'6" x 7'7" (2.9m x 2.3m)

Window to rear aspect and radiator.

Bathroom

9'6" x 6'5" (2.9m x 2m)

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

Outside

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



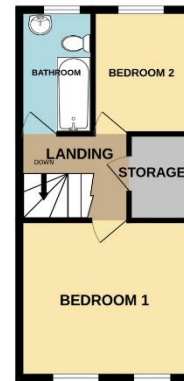
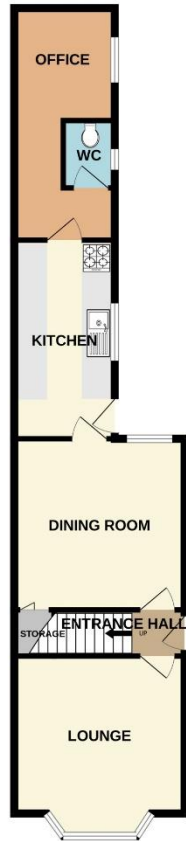
Agents Note

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GROUND FLOOR

1ST FLOOR

Floorplan



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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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