



Abbot Street, Lincoln



£149,950

- Bay Fronted Mid Terraced House
- Three Double Bedrooms
- Lounge & Dining Room
- Shared Passageway
- Downstairs Shower Room
- GCH & uPVC DG
- Freehold
- EPC rating D



THREE DOUBLE BEDROOM Bay Fronted Terraced situated within walking distance of the City Centre and for sale with No Onward Chain. The accommodation on the ground floor comprises Shared Passageway, Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom. Upstairs there are Three Double Bedrooms. Outside there is an enclosed rear courtyard. The property benefits from Gas Central Heating and uPVC Double Glazing. No Onward Chain.

Entrance Hall

Door to side aspect and stairs to first floor.

Lounge

11'3" x 11'9" (3.4m x 3.6m)

Bay window to front aspect, radiator, gas fire inset into decorative surround and coving to ceiling.

Dining Room

12'0" x 11'9" (3.7m x 3.6m)

Window to rear aspect, radiator and under stairs storage cupboard.

Kitchen

13'9" x 7'1" (4.2m x 2.2m)

Two windows to side aspect. Fitted with a range of wall and base units with work surfaces over, stainless steel drainer sink unit with mixer tap over. Cooker with extractor hood over. Space and plumbing for washing machine and fridge.



Rear Lobby

Door to side aspect.

Shower Room

6'11" x 7'1" (2.1m x 2.2m)

Window to rear aspect. Fitted with a low level wc, wash hand basin and shower cubicle with wall mounted shower appliance. Part tiled walls and wall mounted gas central heating boiler.

Landing

Loft access and radiator.

Bedroom One

11'0" x 13'7" (3.4m x 4.1m)

Window to front aspect, radiator and built in storage cupboard.

Bedroom Two

12'0" x 10'6" (3.7m x 3.2m)

Window to rear aspect and radiator.

Bedroom Three

13'6" x 7'7" (4.1m x 2.3m)

Windows to side and rear aspects. Radiator.

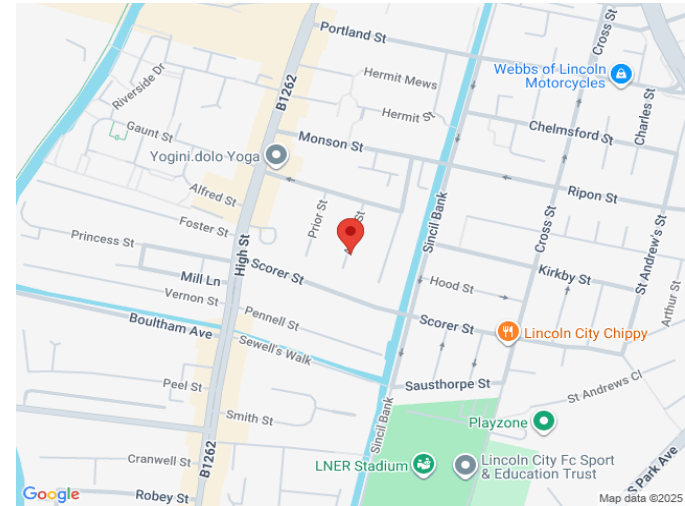
Outside

There is a shared passageway with gated side access leading to the enclosed rear courtyard garden.

Agents Note

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Floorplan



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		