

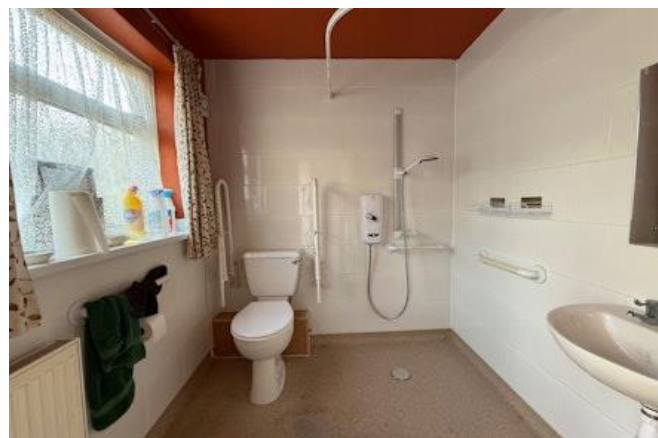


Foster Street, Lincoln



OIRO £120,000

- Terraced House
- Three Bedrooms
- Two Reception Rooms
- NO ONWARD CHAIN
- City Centre Location
- In Need Of Modernisation
- Freehold
- EPC rating D



THREE BEDROOM TERRACE HOUSE in need of modernisation. Being sold with **NO ONWARD CHAIN**. Ideally located with walking distance of the City Centre and a host of Amenities including Schools, Doctors and much more.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen and Wet Room to the ground floor. To the first floor there are Three Bedrooms. Outside the property to the rear there is a courtyard garden.

The property benefits from Gas Central Heating and uPVC Double Glazing Throughout.

Entrance Hall

External door leading to shard passage, stairs to first floor and radiator.

Lounge 3.45m x 3.58m (11'4" x 11'8")

Bay window to front aspect , feature fireplace with gas fire inset and radiator.

Dining Room 3.71m x 3.61m (12'2" x 11'10")

Window to rear aspect, feature fireplace with gas fire inset and radiator.



Kitchen 1.96m x 3.96m (6'5" x 13'0")

Window to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space and plumbing for washing machine and fridge freezer, free standing cooker with extractor over and radiator.

Landing

Access to roof space.

Bedroom One 3.58m x 3.58m (11'8" x 11'8")

Window to front aspect and radiator.

Bedroom Two 3.63m x 2.06m (11'11" x 6'10")

Window to rear aspect and radiator.

Bedroom Three 2.51m x 3.63m (8'2" x 11'11")

Window to rear aspect and radiator.

Outside

Rear courtyard.

Agent 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.

GROUND FLOOR



1ST FLOOR



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		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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