



Florence Street, Lincoln



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**£145,000**

- No Chain
- Ideal For First Time Buyer/Investor
- Well Presented Throughout
- Three Double Bedrooms
- Kitchen/Diner
- On Street Parking
- Tenure: Freehold
- EPC Rating D



A well-presented three-bedroom terraced house within walking distance to Lincoln city centre. Ideal for first-time buyers or investors alike, this property offers lounge, kitchen/diner, utility room and downstairs bathroom. With two double bedrooms on the first floor and a good-sized bedroom on the second floor with its own WC. The property further benefits from on street parking and a low maintenance garden to the rear.

#### Lounge 10'10" x 11'10" (3.3m x 3.6m)

With access to the entrance door and window to the front aspect.

#### Kitchen/Diner 10'10" x 11'10" (3.3m x 3.6m)

With a window to the rear aspect, a range of eye and base level units with worktops over, oven and hob with extractor over and sink with drainer unit.

#### Utility Room 6'7" x 5'4" (2m x 1.6m)

With a window to the side aspect and door leading to the rear garden.

#### Bathroom

With a window to the side aspect, low level wc, wash hand basin and panelled bath with shower over.





## Landing

With access to stairs leading to the ground and second floor.

## Bedroom One 10'11" x 11'10" (3.3m x 3.6m)

With a window to the rear aspect and radiator.

## Bedroom Two 10'11" x 11'10" (3.3m x 3.6m)

With a window to the front aspect and radiator.

## Bedroom Three 17'9" x 11'9" (5.4m x 3.6m)

With a window to the rear aspect, access to stairs leading to the first floor and radiator.

## WC

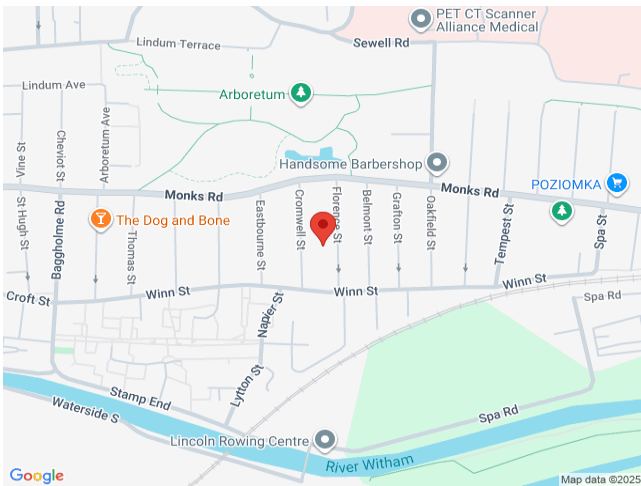
With a low level wc and wash hand basin.

## Outside

A low maintenance garden to the rear.

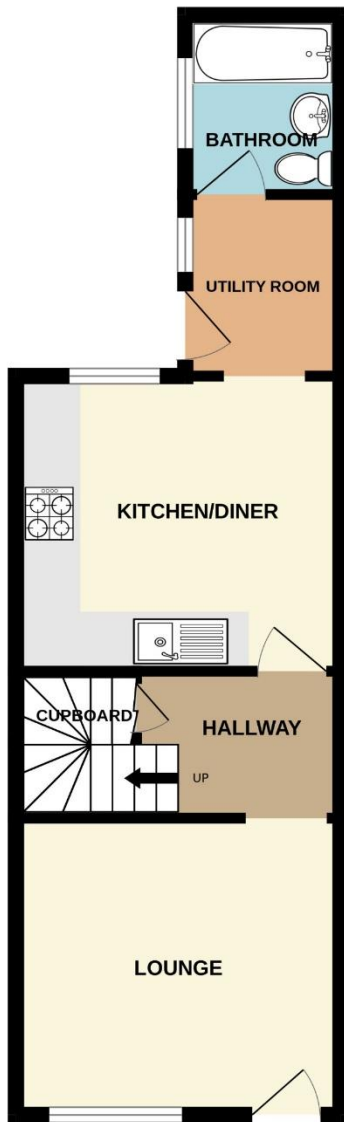
## Agents Note

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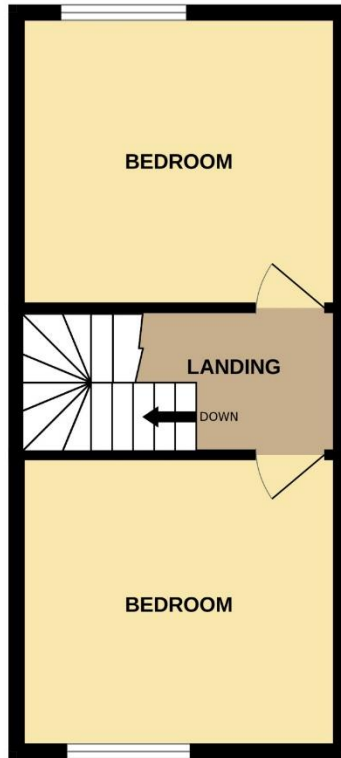


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

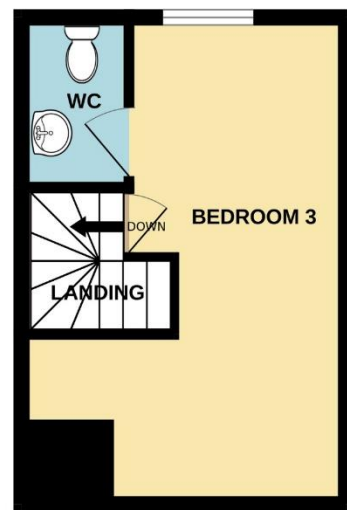
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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