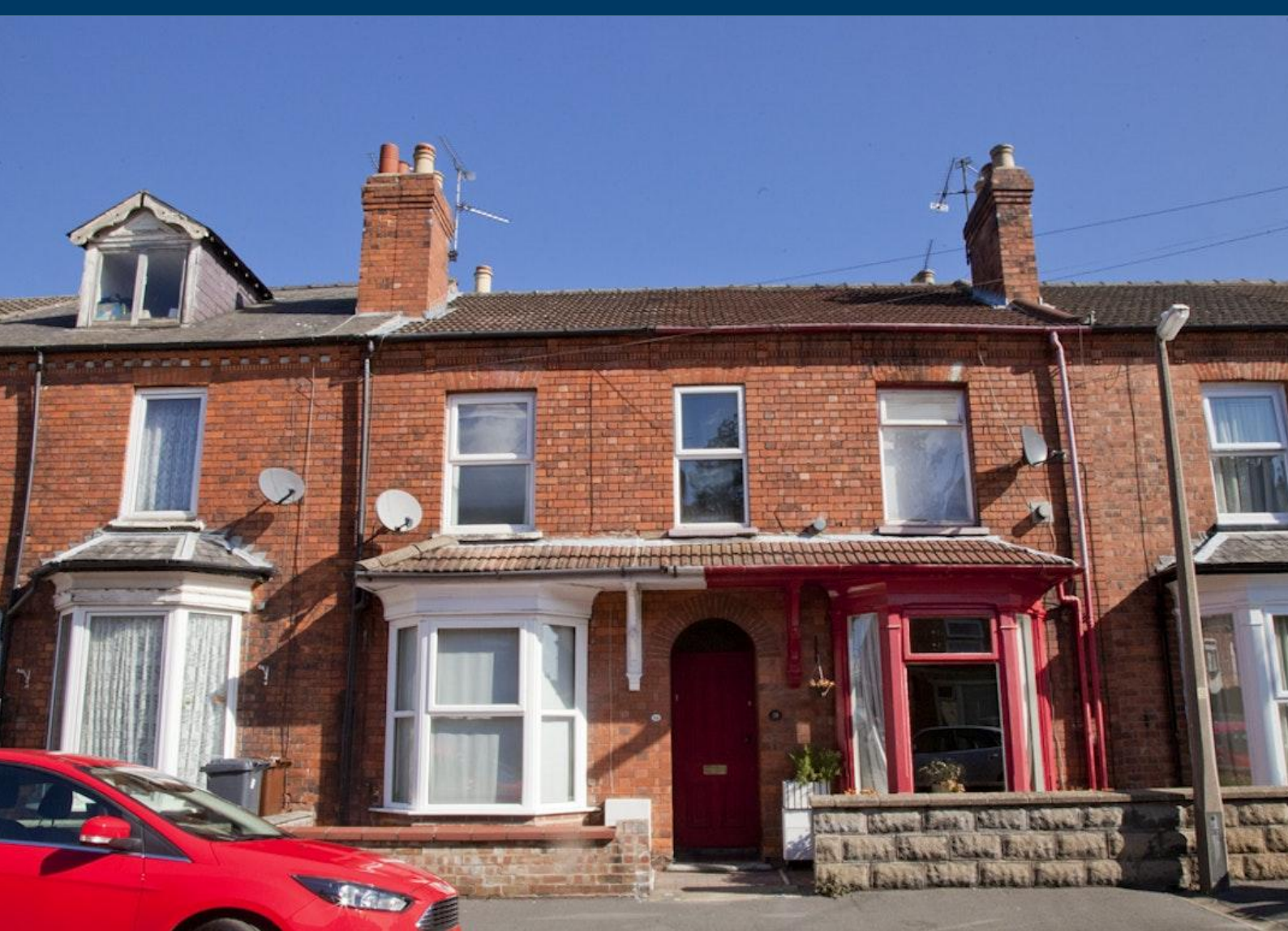




Vernon Street, Lincoln



Offers over £160,000

- Bay Fronted Terrace House
- Three Bedrooms
- En-suite and Bathroom
- City Centre Location
- Private Garden
- Kitchen Diner
- NO ONWARD CHAIN
- EPC Rating D



Spacious bay fronted three-bedroom terrace house, ideally located in Lincolns City Centre and within walking distance of the University, shops, doctors, schools and bus routes. The property also benefits from being sold with NO ONWARD CHAIN.

The house consists of entrance hall, lounge, kitchen diner and bathroom to the ground floor. To the first floor there are three bedrooms with en-suite shower room to the main. Outside the property to the rear there is an enclosed lawned garden with patio area and brick built shed with power.

Entrance Hall

External door to side aspect.

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

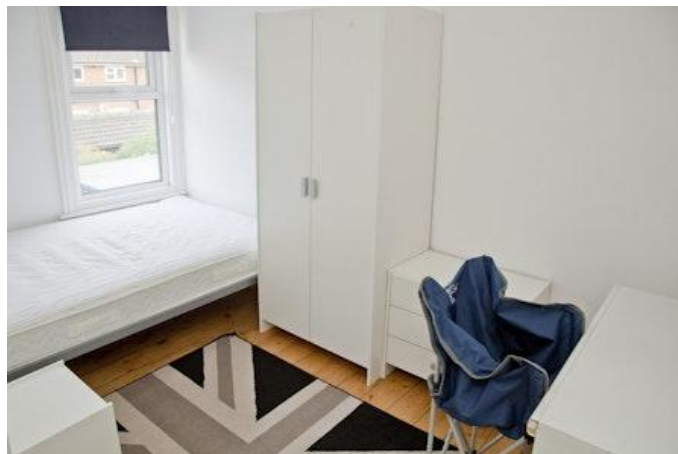
Bay window to front aspect, feature fireplace and radiator.

Kitchen Diner 3.6m x 3.6m (11'10" x 11'10")

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, electric single oven, four burner gas hob with extractor over, space and plumbing for washing machine and space for fridge freezer.

Porch

External door to side aspect and storage cupboard



Bathroom 1.9m x 1.7m (6'2" x 5'7")

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

Landing

Access to roof space.

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

Window to front aspect and radiator.

En-suite

Fitted with shower cubicle, wash hand basin, low level WC and extractor fan.

Bedroom Two 3.58m x 2.21m (11'8" x 7'4")

Window to rear aspect and radiator.

Bedroom Three 2.69m x 2.47m (8'10" x 8'1")

Window to rear aspect and radiator.

Outside

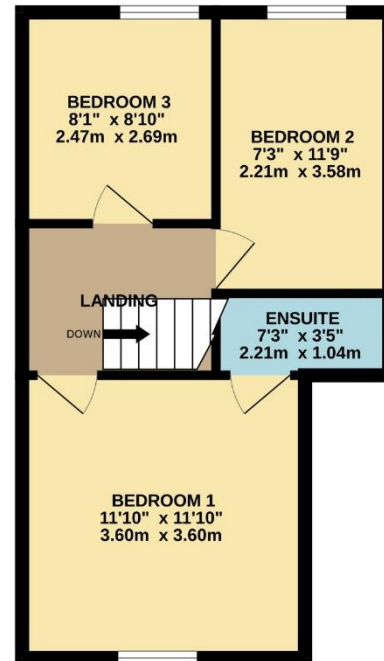
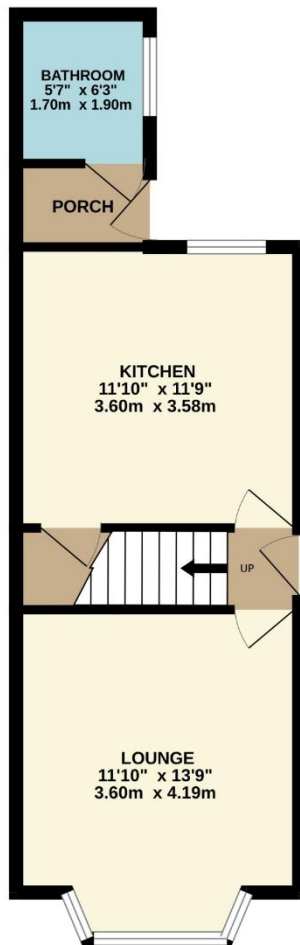
To the rear of the property there is an enclosed lawned garden with patio area and brick built shed with power.

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
386 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

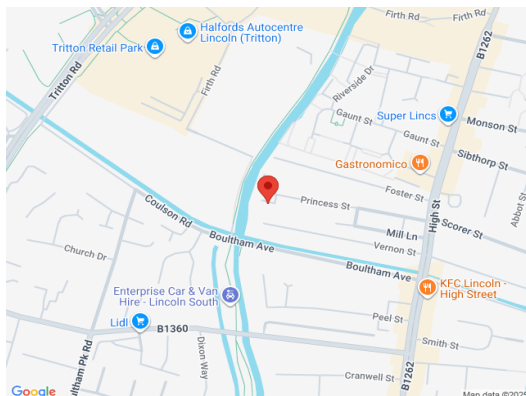


60 VERNON STREET LN5 7QT

TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

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		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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