



Newland Street West, Lincoln



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£130,000

- Good Sized One Bedroom House
- Private City Centre Location
- Living Dining Room
- Kitchen & Shower Room
- Gas Central Heating
- No Onward Chain
- Freehold
- EPC rating E



Situated in a discreet position, ONE BEDROOM TERRACED HOUSE within the west side of the city centre within easy walking distance of city amenities. No Onward Chain. The accommodation comprises Living Room, Kitchen, Shower Room, Upstairs Double Bedroom with WC. To the rear is a shared enclosed courtyard.

Location

Situated at the end of a shared passageway behind a gated entrance.

Living Room

Door and window to front aspect. Radiator, stairs to first floor. Decorative fire place.

Rear Hall

Door to rear aspect and understairs storage cupboard.

Kitchen

Window to side aspect. Fitted with a range of kitchen units with work surface and drainer sink unit. Fitted oven with gas hob over. Space and plumbing for washing machine and radiator.



Shower Room

Window to side aspect. Tiled walls, low level wc, wash hand basin and shower area. Built in storage area and radiator.

First Floor Bedroom

Windows to both front and rear aspects. Radiator.

WC

Window to rear aspect. Fitted with a low level wc.

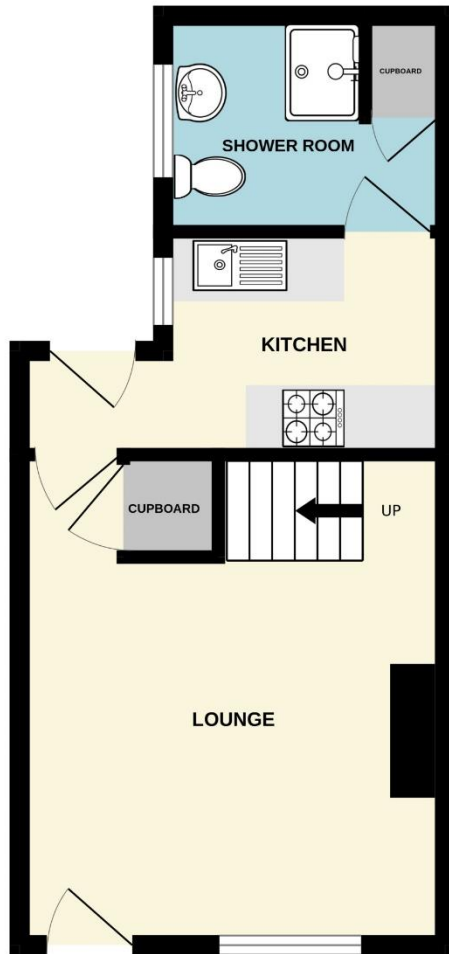
Outside

Behind gates to the front of the property are mature shrubs and bushes with small paved area. To the rear is an enclosed courtyard.

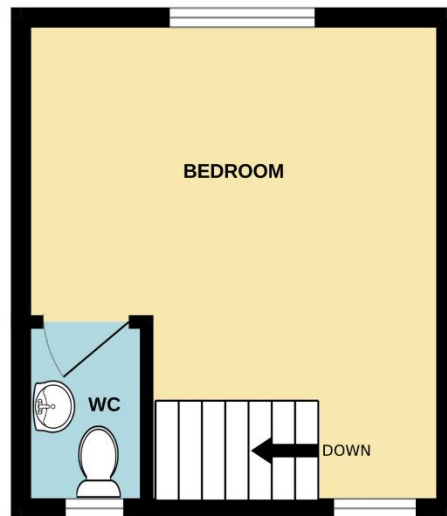
Agents Note

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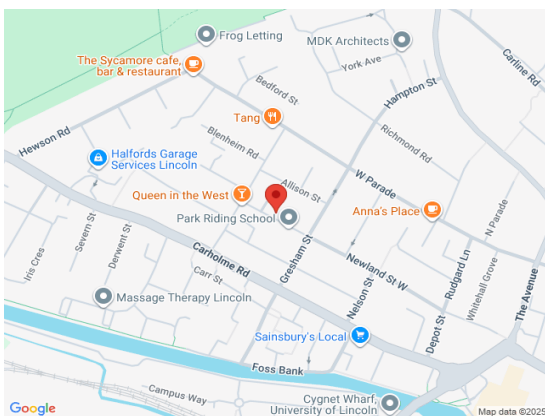
GROUND FLOOR



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		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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