



Newland Street West, Lincoln



1



1



1

£120,000

- 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 an enclosed courtyard. A fantastic opportunity for investors/first time buyers.

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.

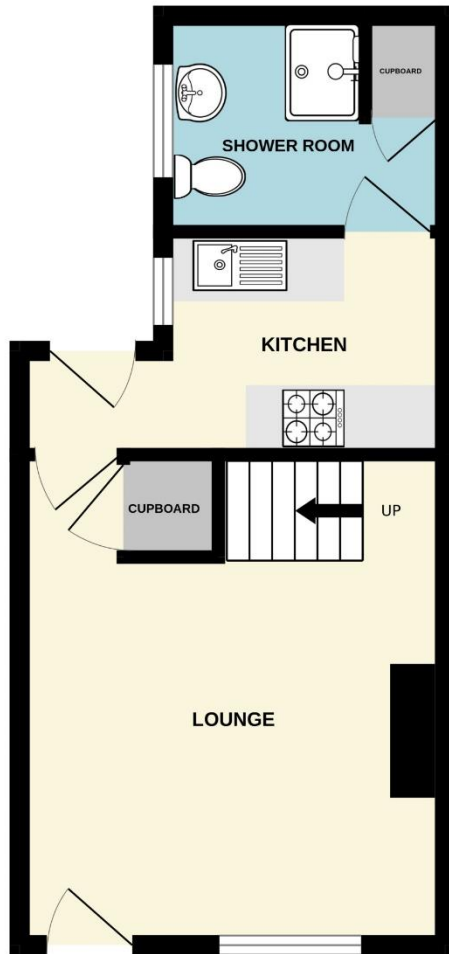
Outside

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

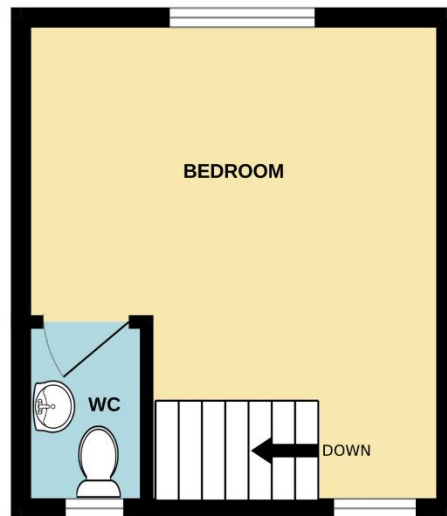
Agents Note

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.

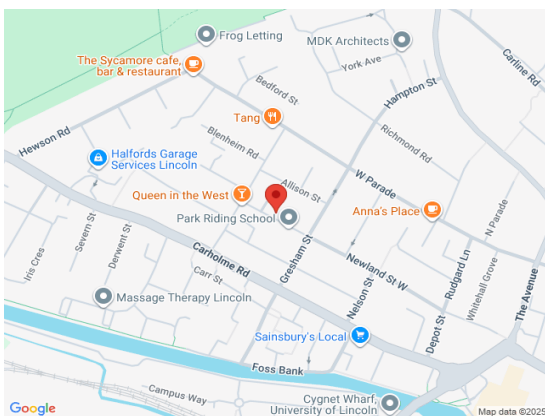
GROUND FLOOR



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.
Made with Metropix ©2025



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		

 **NEWTONFALLOWELL**

Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk