



Arthur Street, Lincoln



**£119,500**

- Mid Terrace House
- Two Bedrooms
- GCH & uPVC Double Glazing
- NO ONWARD CHAIN
- Two Reception Rooms
- Popular City Location
- Tenure: Freehold
- EPC Rating D





Spacious TWO BEDROOM Mid-Terrace house located in the heart of Lincoln. Perfectly positioned within walking distance of the local shops, schools, doctors and City Centre.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room and Kitchen to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. Externally the property offers a courtyard garden to the rear of the property and outbuilding.

The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

### Entrance Hall

With the front door to the side aspect and stairs rising to the first floor.

### Lounge 11'2" x 11'0" (3.4m x 3.4m)

With window to the front aspect, fireplace and radiator.



### Dining Room 11'3" x 11'0" (3.4m x 3.4m)

With window to the rear aspect, storage cupboard and radiator.

### Kitchen 10'2" x 6'0" (3.1m x 1.8m)

With window to the side aspect, door leading to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit and integrated oven and hob with extractor fan over, space and plumbing for washing machine and fridge freezer.

### Landing

With stairs leading to the ground floor.

### Bedroom One 11'3" x 11'0" (3.4m x 3.4m)

With window to the front aspect, access to cupboard and radiator.

### Bedroom Two 11'2" x 7'0" (3.4m x 2.1m)

With window to the rear aspect and radiator.

### Bathroom 8'2" x 7'2" (2.5m x 2.2m)

With window to the rear aspect, access to the airing cupboard, low level WC, wash hand basin, panelled bath with shower over and radiator.





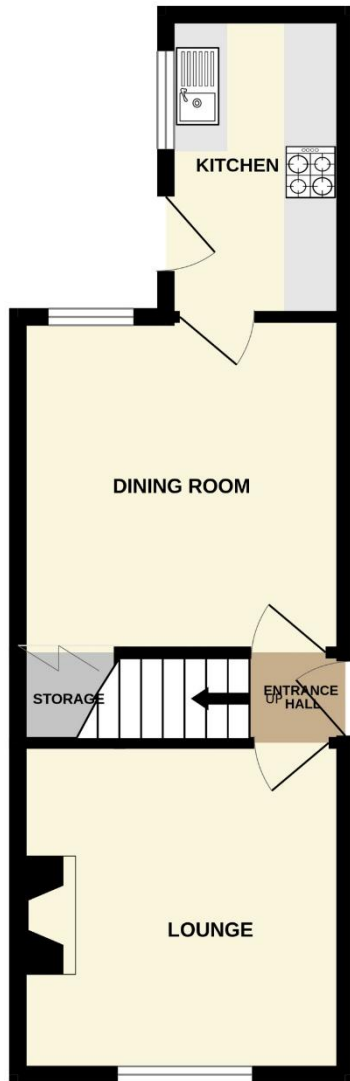
### Outside

To the rear of the property there is an enclosed courtyard garden with outbuilding.

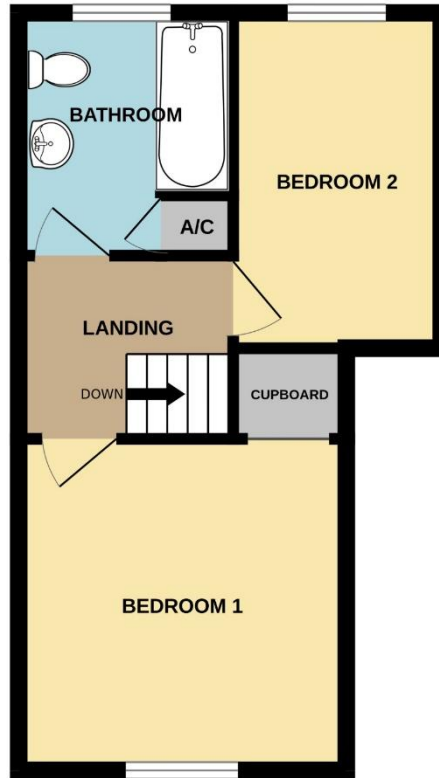
### Agents Note

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GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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