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Severn Street, Lincoln



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Guide Price £160,000 - £170,000



INVESTMENT OPPORTUNITY - 2 BEDROOM END TERRACE in Popular Location.  
Currently Tenanted offering an instant return on your investment! \*CLICK ON OUR  
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#### Key Features

- End of Terraced House
- Currently Tenanted
- Excellent Investment Opportunity
- Entrance Hall, Lounge
- Kitchen Dining Room
- 2 Bedrooms & Bathroom
- EPC rating D
- Tenure: Freehold

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This 2 bedroom end terrace is perfect for investors as it's currently tenanted. It has an entrance hall, lounge, a modern kitchen with integrated appliances and plenty of storage space, 2 comfortable bedrooms, and bathroom.

The property is fully double glazed. With gas central heating. Council Tax Band : A

### Entrance Hall

3.72m x 0.97m (12'2" x 3'2")

uPVC entrance door, radiator and stairs to first floor accommodation

### Lounge

4.29m x 3.21m (14'1" x 10'6")

double glazed bay window to front aspect and radiator

### Kitchen Diner

3.22m x 5.28m (10'7" x 17'4")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, space for cooker, space for fridge freezer, tiled splash backs, vinyl flooring, radiator, double glazed window to rear aspect and uPVC rear entrance door

### Landing

double glazed window to side aspect and roof void access

### Bedroom 1

3.45m x 4.23m (11'4" x 13'11")

double glazed window to front aspect, radiator and built in storage cupboard

### Bedroom 2

3.52m x 3.04m (11'6" x 10'0")

double glazed window to rear aspect and radiator

### Bathroom

2.50m x 2.16m (8'2" x 7'1")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, radiator, airing cupboard and double glazed window to rear aspect

### Agents Notes

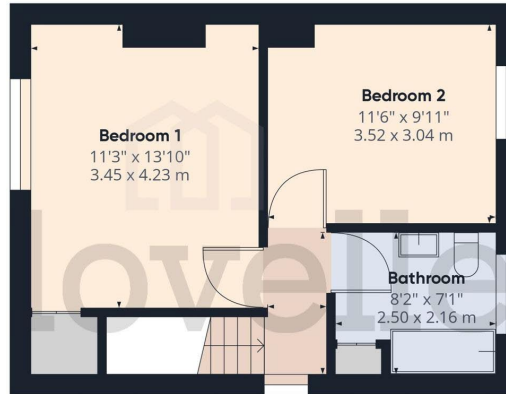
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Ground Floor

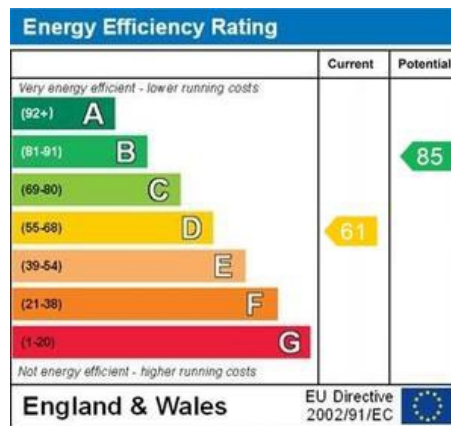


Floor 1

Approximate total area<sup>(1)</sup>  
727.32 ft<sup>2</sup>  
67.57 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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