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15 Victoria Street, Lincoln, LN1 1HY



When it comes to  
property it must be

  
lovelle



Asking Price: £130,000



Not to be missed! 2-bedroom mid-terrace house. Great location in central Lincoln. Ideal investment, also a great 1<sup>st</sup> time buy property. Close to city centre amenities & the University. 2 double bedrooms, living room, kitchen-diner, and first floor bathroom. There is a courtyard garden to the rear.

#### Key Features

- Mid Terrace House
- Great Location Central Lincoln
- Close To University & Amenities
- Ideal Rental Investment
- 2 Double Bedrooms, Courtyard Garden
- Perfect 1st Time Buy Property
- Living Room, Kitchen-Diner
- First Floor Bathroom
- EPC rating D
- Tenure: Freehold



## Introduction

We are delighted to offer for sale this excellent mid-terrace house. The property is situated in a desirable residential location, in central Lincoln. Walking distance to city centre shops, amenities, and university. The property is an ideal investment opportunity for the rental market, and it would also make a perfect starter home for first time buyers.

The accommodation briefly comprises, living room, kitchen-diner, 2 double bedrooms and upstairs bathroom. Outside there is a small courtyard to the rear with brick-built storage sheds.

The property also benefits from having a gas fired central heating system. Council tax band: A. EPC Rating: D.

## Accommodation

### Living Room

3.1m x 3.3m (10'2" x 10'10")

Double glazed window to front aspect, feature fireplace, uPVC double glazed front entrance door, and stairs leading to first floor landing.

### Kitchen-Diner

3.39m x 4.11m (11'1" x 13'6")

Modern fitted base and wall units with contrasting roll edge work surfaces, single stainless steel sink unit, space and plumbing for washing machine, space for gas cooker, space for fridge freezer, radiator, vinyl flooring, double glazed window to rear aspect, and uPVC double glazed rear entrance door.

### Landing

1.04m x 1.46m (3'5" x 4'10")

Access to roof space.

### Bedroom 1

2.96m x 3.1m (9'8" x 10'2")

Double glazed window to front aspect, radiator, fitted shelves to alcove, over stairs storage cupboard, and feature fireplace.

## Bedroom 2

2.61m x 3.4m (8'7" x 11'2")

Double glazed window to rear aspect, radiator, and feature fireplace.

## Bathroom

1.43m x 2.27m (4'8" x 7'5")

Panelled bath with mixer shower attachment over, and shower screen, pedestal wash hand basin, and low-level WC. There are tiled splash backs, vinyl flooring, and double-glazed window to rear aspect.

## Outside

## Courtyard Garden

Small courtyard garden to the rear with brick-built storage sheds and enclosed by brick walling.



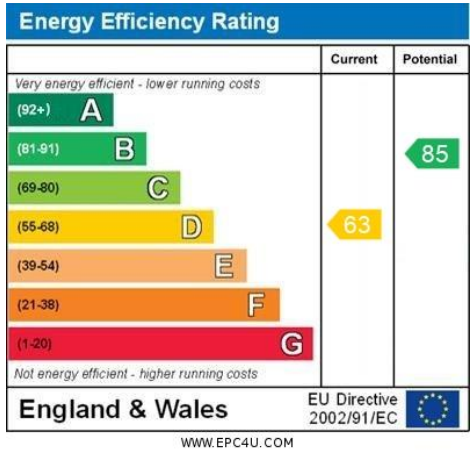
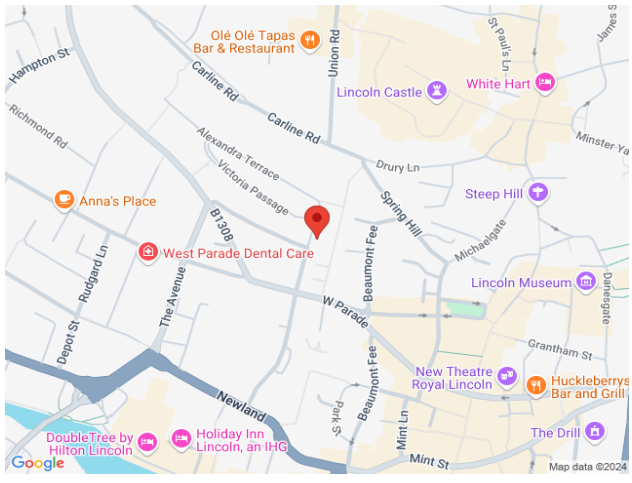


Approximate total area<sup>(1)</sup>  
536.04 ft<sup>2</sup>  
49.8 m<sup>2</sup>

(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.  
Calculations are based on RICS IPMS 3C standard.

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