



9, St. Nicholas Street

| Lincoln | LN1 3EQ

£875



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

9

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SOUGHT AFTER LOCATION! A newly refurbished 2 Bedroom End of terrace house located on St Nicholas Street, Uphill Lincoln.

Some love and attention has been given to this property with a new boiler, decorated throughout and new carpets. Its all virtually brand new!

Entering in from the street you are greeted with a good size living room with feature fire place, modern kitchen / dining area newly fitted over the rear is a handy utility area which heads off to a smart bathroom with shower over bath. On the first floor you can expect two good size double bedrooms. The property also benefits from having a cellar and unrestricted on street parking.

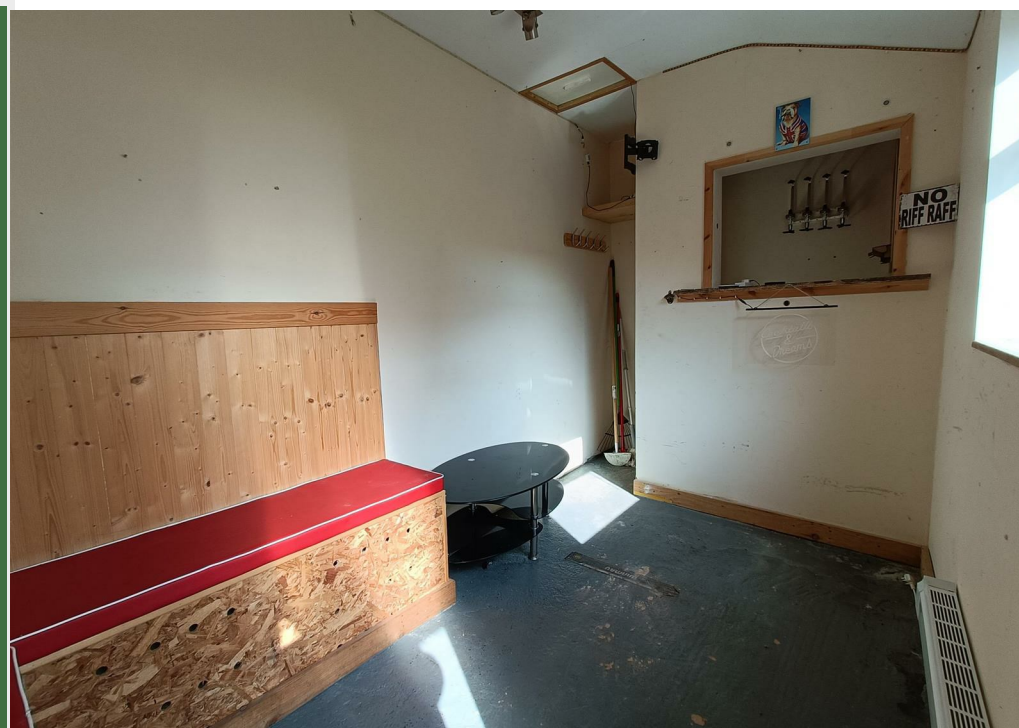
The rear garden has been sympathetically designed with low maintenance in mind. Additionally there is an out building that has been designed as a Garden Bar Room!


Great things await you on your doorstep. Within walking distance you can reach the Bailgate and Uphill Lincoln. These are some of the most historically significant areas in the City of Lincoln, right by the heart of the spectacular Cathedral Quarter.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.