



Cannon Street , Lincoln



£895 PCM

- ** Video Tour Available **
- Ground Floor Flat - Available Now
- Three Bedrooms & Shower Room
- Dining Kitchen & Lounge
- City Centre Location
- Deposit: £1032
- Holding Deposit: £206
- EPC rating C



**** Video Tour Available **** City centre THREE BEDROOM Ground Floor Flat, Available Now. Recently refurbished decorating and carpets throughout. The good sized accommodation comprises Entrance Hall, Living Room, Dining Kitchen with cooker, Three Bedrooms, two with built in wardrobes, Shower Room & WC.

Communal Entrance

Key fob entrance.

Entrance Hall

Door to front aspect, built in meter cupboard, two built in storage cupboards.

Living Room

15'8" x 12'3" (4.8m x 3.7m)

Door and glazed unit to rear aspect and radiator.

Dining Kitchen

15'8" x 10'4" (4.8m x 3.1m)

Window to rear aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Wall mounted gas central heating boiler. Cooker with extractor hood over. Space and plumbing for washing machine and tumble dryer. Part tiled walls and radiator.



Bedroom One

12'1" x 10'4" (3.7m x 3.1m)

Window to front aspect, radiator and built in wardrobe.

Bedroom Two

12'5" x 8'7" (3.8m x 2.6m)

Window to front aspect and radiator.

Bedroom Three

10'6" x 7'5" (3.2m x 2.3m)

Window to front aspect, radiator and built in wardrobe.

Shower Room

7'0" x 5'5" (2.1m x 1.7m)

Part tiled walls and fitted with a shower cubicle and wash hand basin with vanity unit. Extractor fan, radiator and tiled flooring.

WC

Window to side aspect and low level wc.

Outside

Communal grounds.

Agents Note

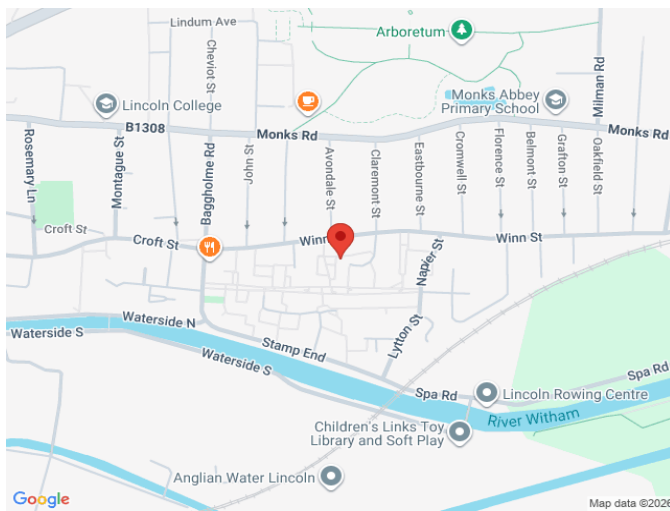
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Floorplan

GROUND FLOOR
895 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown here are not guaranteed and no guarantee is given for their condition or availability. Made with floorplan 3.0.00.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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