


**Winn Street,Lincoln LN2 5EW**

william h brown

***welcome to***

## Winn Street, Lincoln

A spacious three-bedroom mid-terrace home arranged over three floors and located just off Monks Road, close to Lincoln City Centre. Benefiting from no onward chain, two reception rooms, well-proportioned bedrooms and enclosed rear garden.





Situated just off Monks Road and within easy reach of Lincoln City Centre, this spacious three-bedroom mid-terrace home is arranged over three floors, offering versatile and well-proportioned accommodation ideal for first-time buyers, families or investors alike. The accommodation comprises a lounge, dining room, kitchen, bathroom, two first-floor bedrooms and a second-floor bedroom. Benefiting from an enclosed rear courtyard and excellent access to local amenities, schools, transport links and the city centre, this property is ideal for first-time buyers, families and investors.



Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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*welcome to*

## Winn Street, Lincoln

- THREE BEDROOM TERRACED HOME
- TWO RECEPTION ROOMS
- REAR ENCLOSED GARDEN
- POPULAR LOCATION NEAR TO LINCOLN CITY CENTRE
- FIRST TIME BUYER & INVESTOR OPPORTUNITY

Tenure: Freehold EPC Rating: E
Council Tax Band: A

# £150,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124535 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.