



St Hughs Street, Lincoln



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£135,000

- Terraced House
- Two Bedrooms
- Popular Location
- Two Reception Rooms
- NO ONWARD CHAIN
- GCH & uPVC Double Glazing
- Freehold
- EPC rating C



Two bedroom end terraced house located in Lincoln City Centre, just off Monks Road. Ideally positioned within easy reach of the city centre, a range of local shops, supermarkets, schools, Lincoln Central railway station, bus routes, Lincoln County Hospital, the University of Lincoln and the historic Cathedral Quarter.

The accommodation on offer comprises Lounge, Dining Room, Kitchen and Bathroom to the ground floor. To the first floor there are Two Double Bedrooms. Externally to the rear of the property there is an enclosed courtyard garden.

Lounge 12'0" x 11'1" (3.7m x 3.4m)

With window and entrance door to the front aspect of the property, fireplace and radiator.

Hallway

With stairs to the first floor.

Dining Room 12'0" x 11'0" (3.7m x 3.4m)

With window to the rear aspect of the property, understairs cupboard, fireplace and radiator.



Kitchen 9'4" x 6'0" (2.8m x 1.8m)

With window to the side aspect. Fitted with wall and base units with worktop over, stainless steel sink, oven and hob with extractor hood, space for fridge freezer, tiled flooring and door to the rear garden.

Bathroom 7'9" x 5'7" (2.4m x 1.7m)

With a window to the side aspect, panelled bath with shower over, low level wc, wash hand basin and radiator.

Landing

With stairs to the ground floor.

Bedroom One 12'1" x 11'2" (3.7m x 3.4m)

With a window to the front aspect, storage cupboard and radiator.

Bedroom Two 12'1" x 11'1" (3.7m x 3.4m)

With a window to the rear aspect and radiator.

Outside

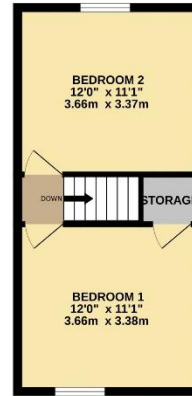
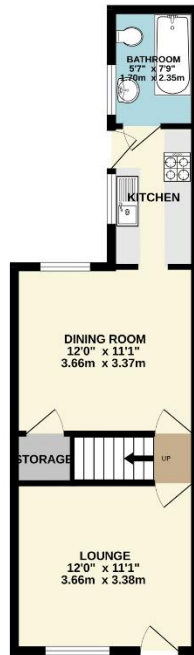
Externally to the rear of the property there is an enclosed courtyard garden.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

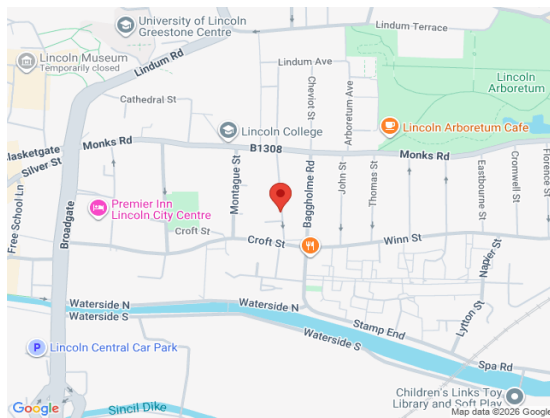
GROUND FLOOR
400 sq. ft. (37.2 sq.m.) approx.

1ST FLOOR
305 sq. ft. (28.4 sq.m.) approx.



ST HUGHS STREET, LINCOLN, LN2 5BG

TOTAL FLOOR AREA: 705 sq. ft. (65.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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