Newark Road, Lincoln

Asking Price £145,000

MARTIN&CO

Newark Road, Lincoln

House - Mid Terrace
2 Bedrooms, 2 Bathroom

Asking Price £145,000

- Well Presented Two Bedroom House
- Located Close to Local Amenities and Schools
- Great First Time Buyer House
- Great Transport Links
- Low Maintenance Garden
- Tenure - Freehold
- Council Tax Band - A
- EPC - E

Description
A well-presented two-bedroom terraced house, ideally situated on Newark Road in Lincoln. Offering well-proportioned accommodation arranged over two floors, this attractive property would make an excellent home for first-time buyers, couples or investors.

The ground floor briefly comprises an inviting lounge, a separate dining room featuring a characterful bay window, and a modern kitchen with a useful adjoining utility area. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are two well-proportioned double bedrooms and a modern shower room.

The property is presented in good order throughout, offering a modern and comfortable living environment with a practical layout and attractive period features.

Tenure - Freehold
Council Tax Band - A
EPC - E

Dining Room
11'1" x 11'7"
Front facing with wooden flooring, bay window and radiator.

Lounge
11'4" x 12'2"
Carpet flooring with radiator and understairs cupboard.

Kitchen
5'10" x 8'0"
Tiled flooring, wall oven, induction hob, extractor fan, fitted cupboards leading to utility area and toilet.

Utility
5'3" x 7'1"
Tiled flooring with boiler, door to the rear garden and radiator.

Toilet
4'8" x 5'3"
Tiled flooring, radiator, sink cupboard and toilet.

Bedroom 1
11'4" x 10'1"
Front facing with carpet flooring, storage cupboard, radiator and two windows.

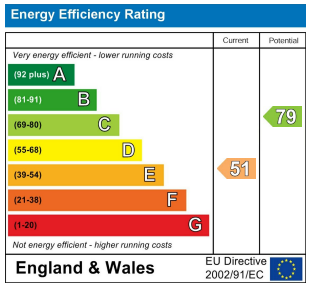
Landing
15'6" x 4'0"
Carpet flooring with radiator and access to the loft.

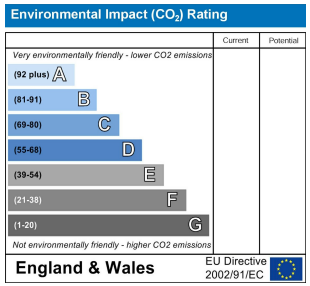
Bedroom 2
12'5" x 10'4"
Rear facing with carpet, radiator and designated area for wardrobe.

Bathroom
5'9" x 7'11"
Shower cubicle, wooden flooring, sink with cupboard, toilet, radiator, rear facing and extractor fan.

Garden
Low maintenance garden with astro-turf and gravel area.

Fixtures and Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Martin & Co Lincoln Sales
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
01522 503727 . lincoln@martinco.com

01522 503727
http://www.martinco.com

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman