



Alexandra Terrace, Lincoln



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£895 PCM

- Mid-Terrace House Available Now
- Dining Kitchen
- Three Bedrooms
- Lounge
- Garden & Garage
- Convenient for City & Uphill
- Deposit £1032 Holding Deposit £206
- EPC rating D Council Tax Band A



**** Virtual Viewing Available ** Available Now.** Three bedroom mid-terrace house, located in the popular uphill area of Alexandra Terrace. Perfectly positioned within walking distance of the City Centre and Bailgate Area.

The accommodation on offer consists of Dining Kitchen to the ground floor, to the first floor Entrance Hall, Lounge and Bedroom and to the second floor Two Bedrooms and Family Bathroom. Outside the property to the rear there is a raised patio and single detached garage. The property benefits from Gas Central Heating, uPVC Double Glazing. EPC Grade D, Council Tax Band A.

Entrance Hall

External door to side aspect leading to shared passageway.

Kitchen

3.67m x 3.29m (12'0" x 10'10")

External door and window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, electric oven, four ring electric hob with extractor over, integrated washing machine, space for fridge freezer and storage cupboard.



Lounge

3.67m x 3.29m (12'0" x 10'10")

Window to rear aspect and radiator.

Bedroom One

3.67m x 3.16m (12'0" x 10'5")

Window to front aspect and radiator.

Bedroom Two

3.67m x 3.29m (12'0" x 10'10")

Window to front aspect and radiator.

Bedroom Three

2.41m x 3.16m (7'11" x 10'5")

Window to rear aspect and radiator.

Bathroom

2.37m x 2.37m (7'10" x 7'10")

Window to front aspect and fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.



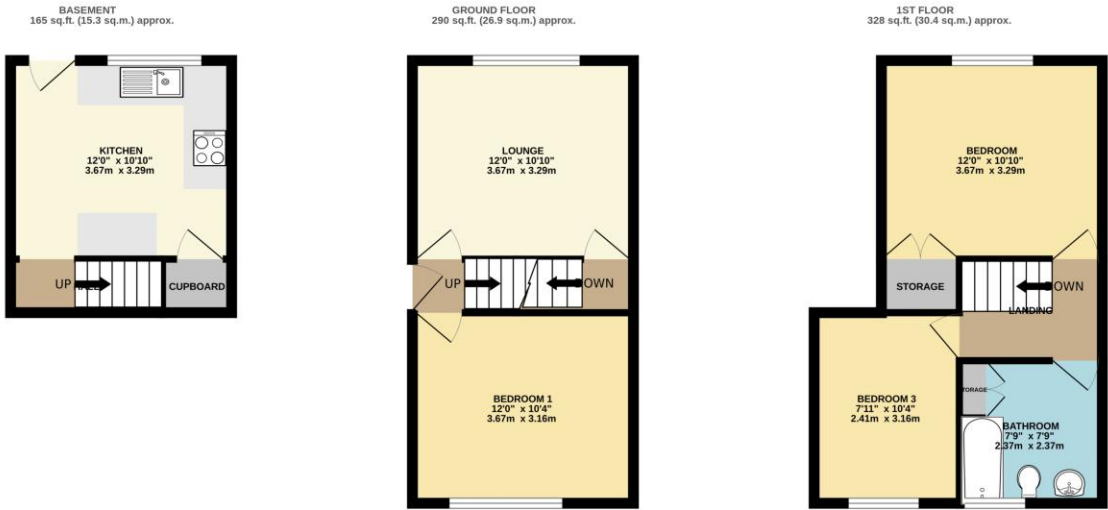
Outside

To the rear of the property there is an enclosed courtyard with steps leading to single detached garage.

Agent Note

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Floorplan



70 ALEXANDRA TERRACE, LINCOLN, LN1 1JE

TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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