



Yarborough Road, Lincoln



**£166,500**

- Ground Floor Apartment
- City Location & NO ONWARD CHAIN
- IDEAL Purchase or Investment
- Virtual Viewing Available
- GCH and uPVC Double Glazing
- Garden and parking
- Share of Freehold
- EPC Rating E



**CHARACTER** Ground Floor TWO BEDROOM Apartment located in the highly sought after area of Yarborough Road. Perfectly positioned within walking distance of the City Centre and Bailgate and all the amenities they have to offer.

The accommodation on offer comprises Entrance Porch, Hall, Lounge, Kitchen, Two Bedrooms, Bathroom, and a Store Room. Outside there are gardens and a parking space accessed from Yarborough Terrace to the rear. The property also benefits from Gas Central Heating and uPVC Double Glazing.

The property was previously held as an investment property and is offered for sale with vacant possession and no onward chain.

### Entrance Hall

Door to front, window to side and a built-in storage cupboard.

### Lounge 51'8" x 51'1" (15.7m x 15.6m)

With bay window to front and electric fireplace.



### **Kitchen 57'2" x 39'1" (17.4m x 11.9m)**

With french doors opening onto the garden, range of base and eye level units with inset sink unit.

### **Bedroom One 54'5" x 42'8" (16.6m x 13m)**

With bay window to side, period fireplace and four door wardrobe.

### **Bedroom Two 47'4" x 39'1" (14.4m x 11.9m)**

With two windows to the side elevation and a two door wardrobe.

### **Bathroom 27'7" x 21'11" (8.4m x 6.7m)**

With three piece suite comprising Wash basin, W.C and panelled bath with shower over.

### **Outside**

There are gardens laid to lawn with patio and shed. In addition, there is a store room accessible from inside the apartment that also has a door to outside.

### **Agent Notes**

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.



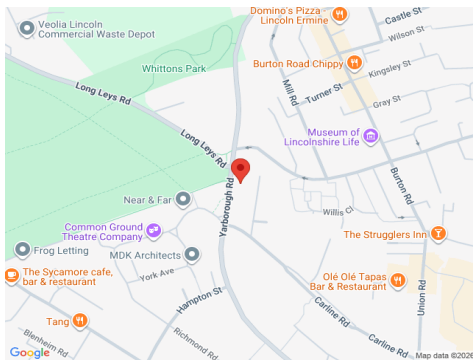


GROUND FLOOR



YARBOROUGH ROAD, LINCOLN, LN1 1HP

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		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk