



Shakespeare Street, Lincoln



**£135,000**

- Terraced House
- NO ONWARD CHAIN
- Two Reception Rooms
- \*VIRTUAL VIEWING AVAILABLE\*
- City Centre Location
- Three Bedrooms
- Tenure: Freehold
- EPC Rating D



**THREE BEDROOM** Terraced house located in the Sincil Bank area of Lincoln. The property has been renovated by the current owner and is being sold with **NO ONWARD CHAIN**. Perfectly positioned within walking distance of the local shops, schools and doctors.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom to the ground floor. To the first floor there are Three Bedrooms. Outside the property to the rear is an enclosed courtyard garden. The property further benefits from Gas Central Heating and uPVC Double Glazing.

### Entrance Hall

Front door into the main entrance with stairs to the first Floor.

### Lounge 11'8" x 11'1" (3.6m x 3.4m)

With window to the front elevation and radiator.

### Dining Room 11'8" x 11'3" (3.6m x 3.4m)

With window overlooking the rear yard, radiator and under stairs cupboard housing the utility meters. Door through to the Kitchen.

### Kitchen 6'10" x 10'4" (2.1m x 3.1m)

With a range of base and eye level units with worktops over, sink with drainer and Oven, Hob and Extractor, external door to garden.



### **Bathroom 6'10" x 5'9" (2.1m x 1.8m)**

Three piece suite consisting of low level wc, wash hand basin and bath with shower over and a heated towel rail.

### **Landing**

With access to bedrooms.

### **Bedroom One 12'5" x 11'1" (3.8m x 3.4m)**

With window to the front elevation, radiator and over stairs storage area.

### **Bedroom Two 7'9" x 11'3" (2.4m x 3.4m)**

With window to the rear elevation and radiator.

### **Bedroom Three 7'7" x 8'3" (2.3m x 2.5m)**

With window to the rear elevation and radiator.

### **Outside**

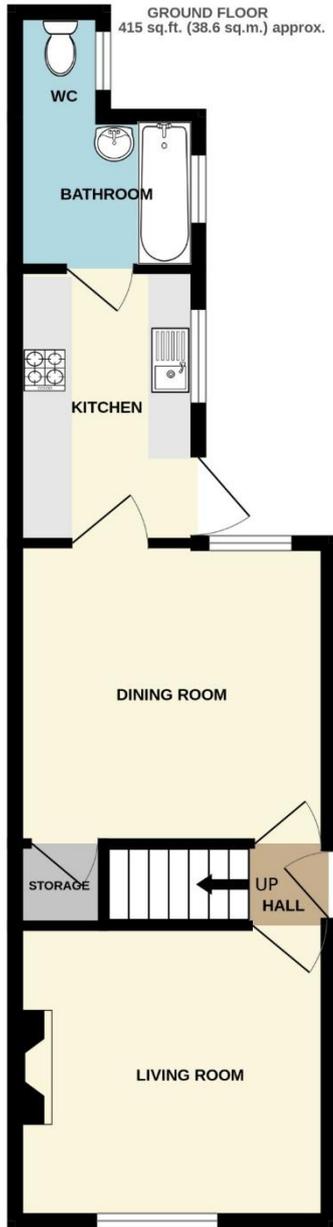
With enclosed rear garden with gate access.

### **Flying Freehold**

Please note that this property may be subject to a flying freehold.

### **Agents Note**

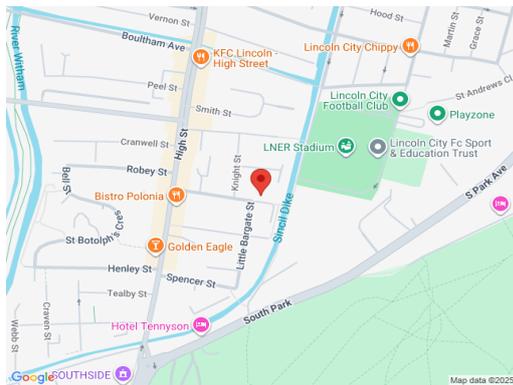
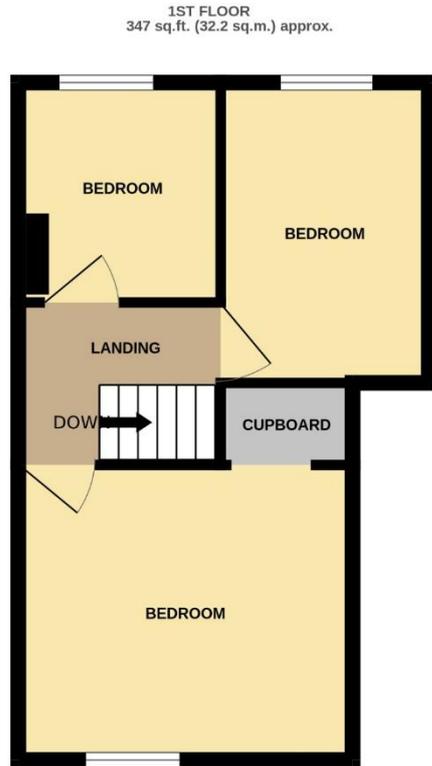
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SHAKESPEARE STREET LINCOLN LN5 8JS

TOTAL FLOOR AREA : 762 sq.ft. (70.8 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		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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