



- Spacious Town House
- Well Presented Throughout
- Approx 1164 sq ft
- 3 Good Size Bedrooms

- 2 Large Receptions
- 14'4 Kitchen, Utility & WC
- Large South Facing Garden
- Useful Outbuildings
- EPC Rating: C

Ripon Street, Lincoln, LN5 7NH
£165,000





Starkey&Brown are pleased to offer for sale this well presented and surprisingly spacious town house which extends to an impressive 1,164 sq ft (inc outbuildings). The property benefits from spacious rooms, high ceilings, and many original/traditional features. Accommodation briefly comprises an entrance lobby, an inner hallway with stairs rising to the first floor, a 13'2" lounge, a 14' dining room, a 14'4" kitchen diner with an understairs pantry, a spacious utility, and a ground floor WC. To the first floor there is a spacious landing area, three good size bedrooms and a large, recently remodelled bathroom. To the rear is a generous, south facing garden which benefits from useful brick built outbuildings that could be utilised as additional accommodation if required. NO CHAIN! Council tax band: A. Freehold.



Entrance Lobby

Having a part-glazed front entrance door.

Inner Hallway

Having stairs rising to the first floor.

Lounge

13' 2" max x 11' 10" (4.01m x 3.60m)

Having an original storage cupboard to alcove, ornate coving and a radiator.

Dining Room

14' 0" max x 12' 1" (4.26m x 3.68m)

Having an ornamental fireplace and a radiator.

Kitchen Diner

14' 4" x 8' 0" (4.37m x 2.44m)

Having a range of matching wall and base units, a one-and-a-half bowl single drainer sink unit with mixer taps over, built-in oven, hob and cooker hood, additional extractor fan, terrazzo tiled floor, a radiator, understairs pantry and uPVC door to garden.

Utility

8' 0" x 7' 7" (2.44m x 2.31m)

Having wall and base units, space for a range of appliances, a radiator, wood-effect vinyl flooring and a wall-mounted combination central heating boiler.

Ground Floor WC

Having low-level WC and wood-effect vinyl flooring.

First Floor Landing

Having a radiator, storage cupboard, and access to the loft.

Bedroom 1

12' 0" x 11' 3" max (3.65m x 3.43m)

Having an original cast-iron ornamental fireplace, a radiator, and a coved ceiling.

Bedroom 2

12' 0" x 9' 5" (3.65m x 2.87m)

Having a radiator.

Bedroom 3

8' 5" x 7' 2" (2.56m x 2.18m)

Having a radiator.

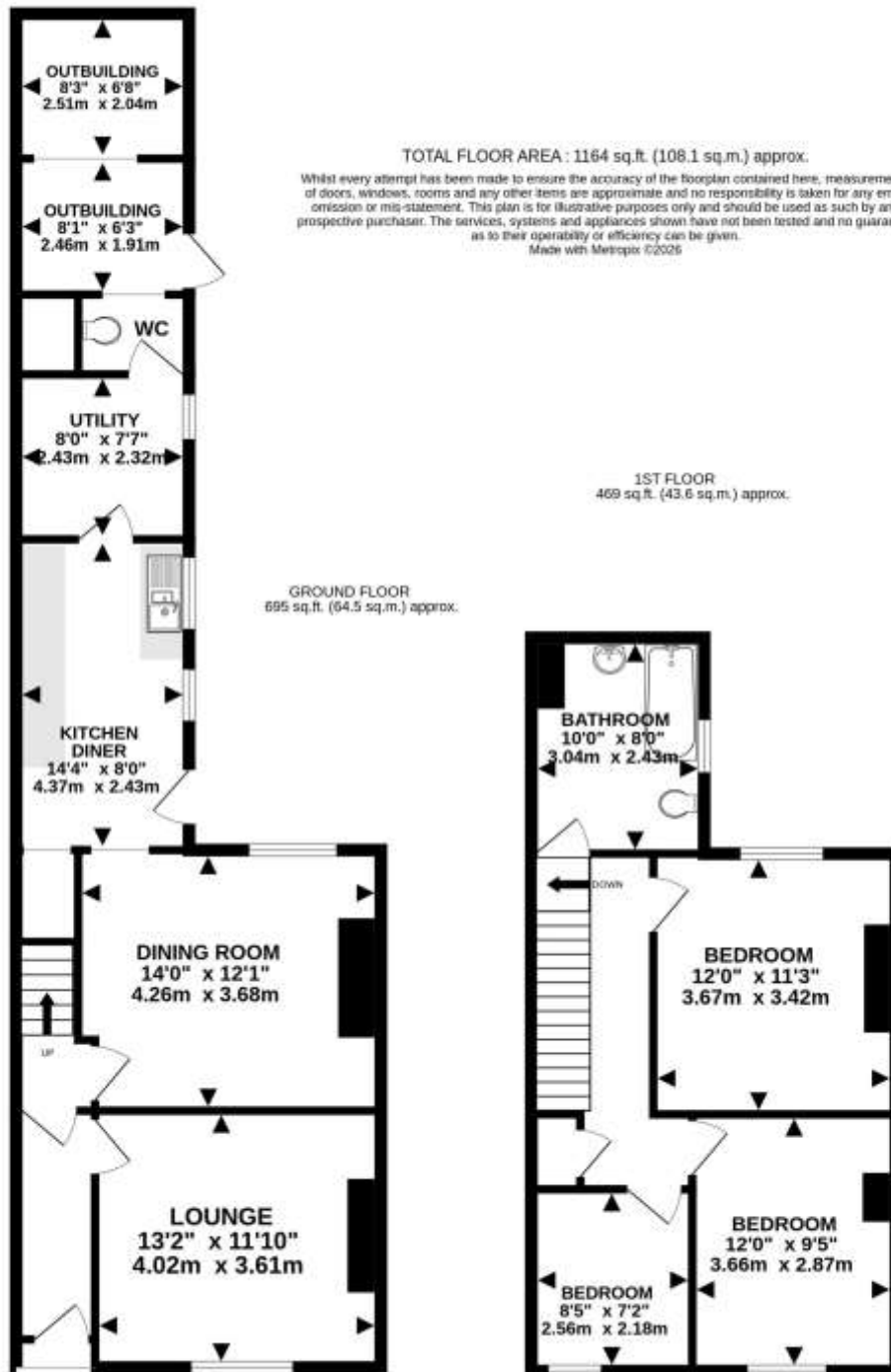
Family Bathroom

Having spacious three-piece suite comprising panelled bath with mains-fed shower over, pedestal wash hand basin with tiled splashbacks, low-level WC, wood-effect vinyl flooring, a radiator, part-tiled walls and extractor.

Outside Rear

To the rear of the property, there is a generous-sized south-facing garden comprising a lawn with a large concrete patio area, outside lighting, a cold water tap, and two useful brick-built outbuildings which could be incorporated into the living accommodation if required.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk

