



St Andrews Place, City
Centre, Lincoln



£850 PCM

- ** Virtual Viewing Available **
- TWO Double Bedroom Terraced House
- Available Now
- City Centre Location
- Deposit: £980
- Holding Deposit: £196
- EPC Grade D
- Council Tax Band A



**** Virtual Viewing Available ** Available Now, Two Double Bedroom Mid Terraced House** situated in a city centre cul de sac position. The accommodation comprises Lounge, Inner Hall, Dining Room, Kitchen, Landing, Two Bedrooms and Bathroom. The property benefits from Gas Central Heating and UPVC Double Glazing.

Lounge

11'5" x 10'9" (3.5m x 3.3m)

Window and door to front aspect and radiator.

Inner Hall

Stairs to first floor.

Dining Room

11'5" x 10'9" (3.5m x 3.3m)

French doors to rear aspect, built in understairs storage cupboard and radiator.

Kitchen

9'5" x 5'9" (2.9m x 1.8m)

Window and door to side aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Oven, hob and extractor hood over. Wall mounted gas central heating boiler.



Landing

Loft access and radiator.

Bedroom One

11'5" x 10'9" (3.5m x 3.3m)

Window to front aspect, radiator and built in storage cupboard.

Bedroom Two

11'0" x 7'5" (3.4m x 2.3m)

Window to rear aspect and radiator.

Bathroom

9'4" x 6'0" (2.8m x 1.8m)

Window to rear aspect. Fitted with a low level wc, wash hand basin and panelled bath with shower and glazed shower screen. Chrome heated towel rail.

Outside

To the rear of the property is a courtyard garden with outbuildings and rear gated access.

Agents Note

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.

Floorplan



11 ST ANDREWS PLACE

TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		