



Eastfield Street



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**£115,000**

- Three Bedroom Terraced House
- Tenant in Situ paying £795PCM
- No Onward Chain
- Lounge & Dining Kitchen
- Rear Courtyard Garden
- Close to Amenities
- Freehold
- EPC rating E



THREE BEDROOM Terraced House situated in a cul de sac position close to amenities and walking distance of Lincoln city centre, Lincoln college and the County Hospital. No onward Chain. Currently tenanted and achieving £795 pcm. The accommodation comprises Shared Passageway, Entrance Hall, Lounge, Dining Kitchen, Rear Lobby, Bathroom, First Floor Landing & Three Bedrooms.

### Shared Passageway

Access to the front door and gated access to the rear courtyard.

### Entrance

Door to side aspect and stairs to first floor.

### Lounge

11'0" x 11'0" (3.4m x 3.4m)

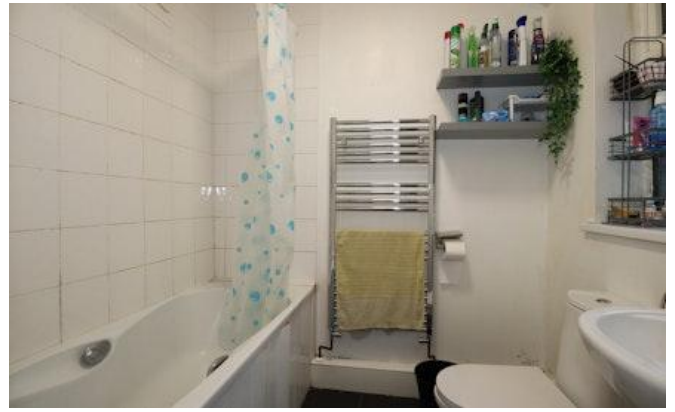
With a window to the front aspect and a radiator.

### Kitchen/Diner

12'1" x 11'0" (3.7m x 3.4m)

With a window to the rear aspect, a range of base and eye level units with inset sink unit and a integrated oven and hob.





## Rear Lobby

With a door leading to the rear garden.

## Bathroom

With a window to the side aspect, wash hand basin, low level wc and panelled bath with shower over.

## Bedroom One

12'1" x 11'0" (3.7m x 3.4m)

With a window to the rear aspect, radiator and storage cupboard.

## Bedroom Two

11'3" x 8'0" (3.4m x 2.4m)

With a window to the front aspect and a radiator.

## Bedroom Three

11'3" x 6'0" (3.4m x 1.8m)

With a window to the front aspect and a radiator.

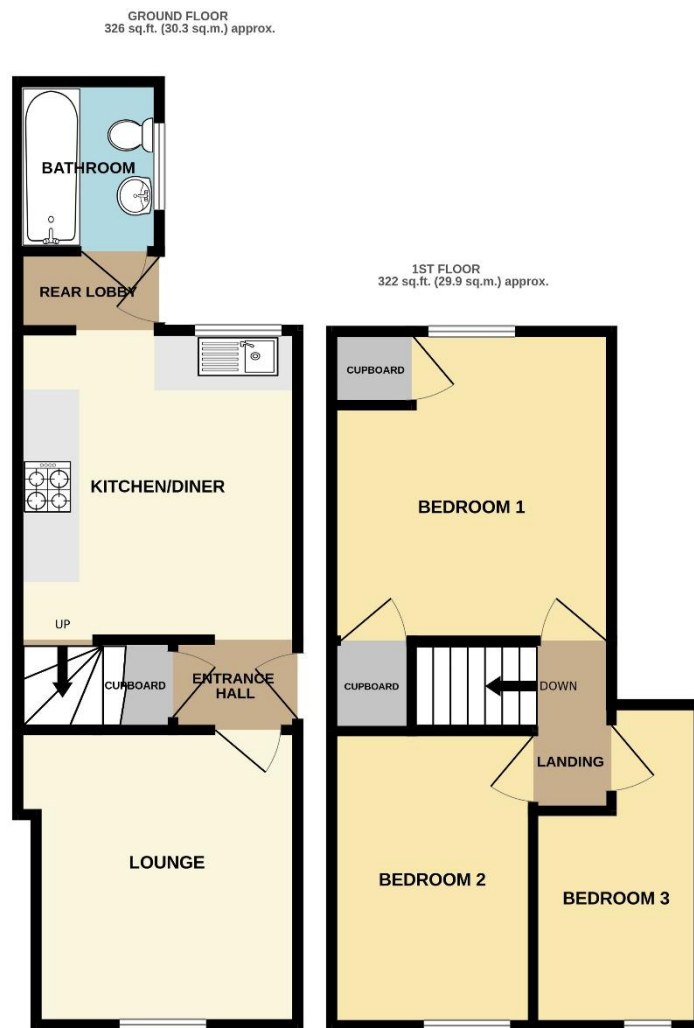
## Outside

To the rear of the property is a courtyard garden with covered seating/storage area.

## Agents Note

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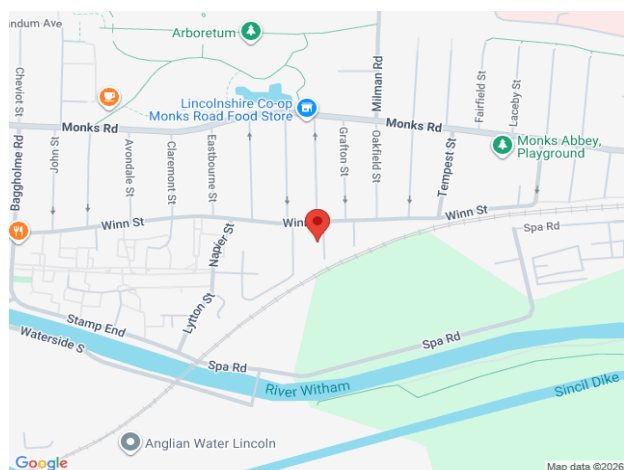
## Floorplan



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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		85 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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