



Clarina Street, Lincoln



**£140,000**

- Mid-Terrace House
- Two Bedroom
- Two Reception Room
- NO ONWARD CHAIN
- City Centre Location
- Landscaped Garden
- Freehold
- EPC Rating D



Well presented TWO BEDROOM Mid Terrace House. Located close to Lincoln City Centre and within walking distance of the local Schools, Shops and Hospital. The property benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The Accommodation comprises Entrance Hall, Lounge, Dining Room and Kitchen to the ground floor. To the first floor there are Two Double Bedroom and Family Bathroom. Outside the property to the rear there is an enclosed landscaped garden.

### Entrance Hall

External door to front aspect and stairs to first floor.

### Lounge 10'5" x 11'5" (3.2m x 3.5m)

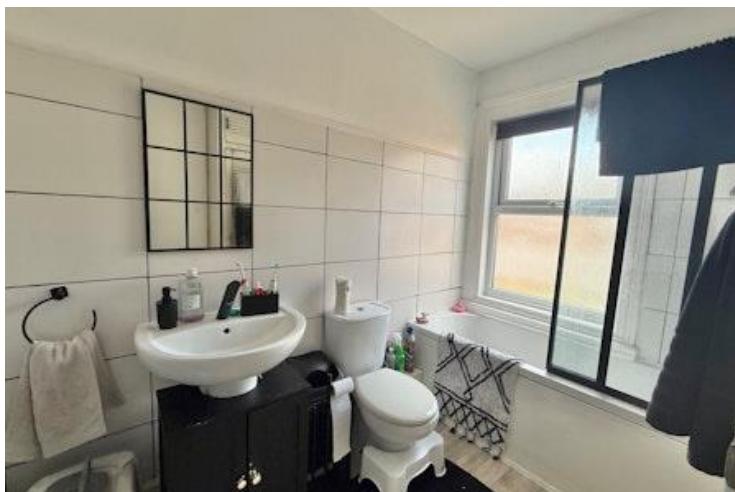
Bay window to front aspect, feature fireplace and radiator.

### Dining Room 12'2" x 11'4" (3.7m x 3.5m)

Window to rear aspect, feature fireplace, under stairs cupboard and radiator.

### Kitchen 11'4" x 6'11" (3.5m x 2.1m)

Window and external door to side aspect and window to rear aspect. Fitted with a range of wall and base units with worktops over, freestanding cooker, space and plumbing for washing machine, space for fridge freezer and sink with drainer.



## Landing

Access to roof space.

## Bedroom One 11'4" x 12'1" (3.5m x 3.7m)

Window to rear aspect, storage cupboard and radiator.

## Bedroom Two 12'7" x 7'2" (3.8m x 2.2m)

Window to front aspect and radiator.

## Bathroom 8'8" x 7'4" (2.6m x 2.2m)

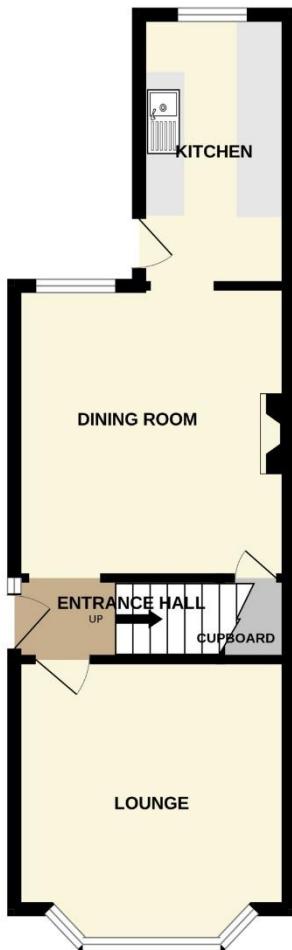
Window to front aspect and fitted with panel bath with shower over, sink with drainer, low level WC, extractor and radiator.

## Outside

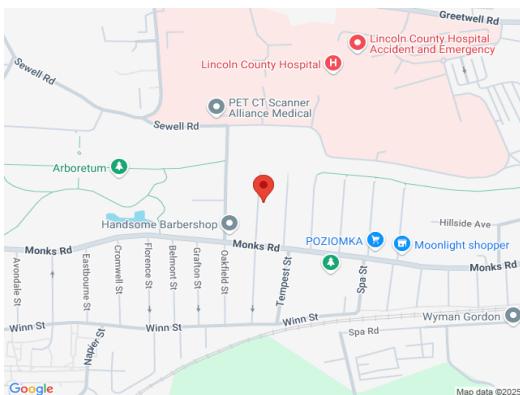
To the rear of the property there is an enclosed landscaped courtyard with decking area and artificial grass.

## Agent Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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