



Belmont Street
Lincoln

MOUNT & MINSTER

Belmont Street

Lincoln

- Traditional Terrace House
- 2 Reception Rooms
- 3 Bedrooms
- Rear Yard
- On Street Parking
- Close to local shopping facilities

INTRODUCTION

This three bedroom property which is located just off of Monks Road has been recently refurbished throughout. The accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs WC, Three bedrooms and Bathroom.

LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of Monks Road which is close to Lincoln County Hospital and Monks Abbey Primary School.

ACCOMMODATION

Entrance Hall

Lounge

3.27m x 3.35m (10'8" x 10'11")

Dining Room

3.66m x 3.33m (12'0" x 10'11")





Kitchen

1.66m x 3.25m (5'5" x 10'7")

Downstairs WC

First Floor Landing

Bedroom One

3.74m x 3.34m (12'3" x 10'11")

Bathroom

Bedroom Two

2.26m x 3.37m (7'4" x 11'0")

Bedroom Three

2.31m x 3.31m (7'6" x 10'10")

Outside

Rear courtyard garden with a shed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D

COUNCIL TAX BAND

Council Tax: A

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

PARTICULARS

Drafted and photographs taken following clients' instructions of March 2023.

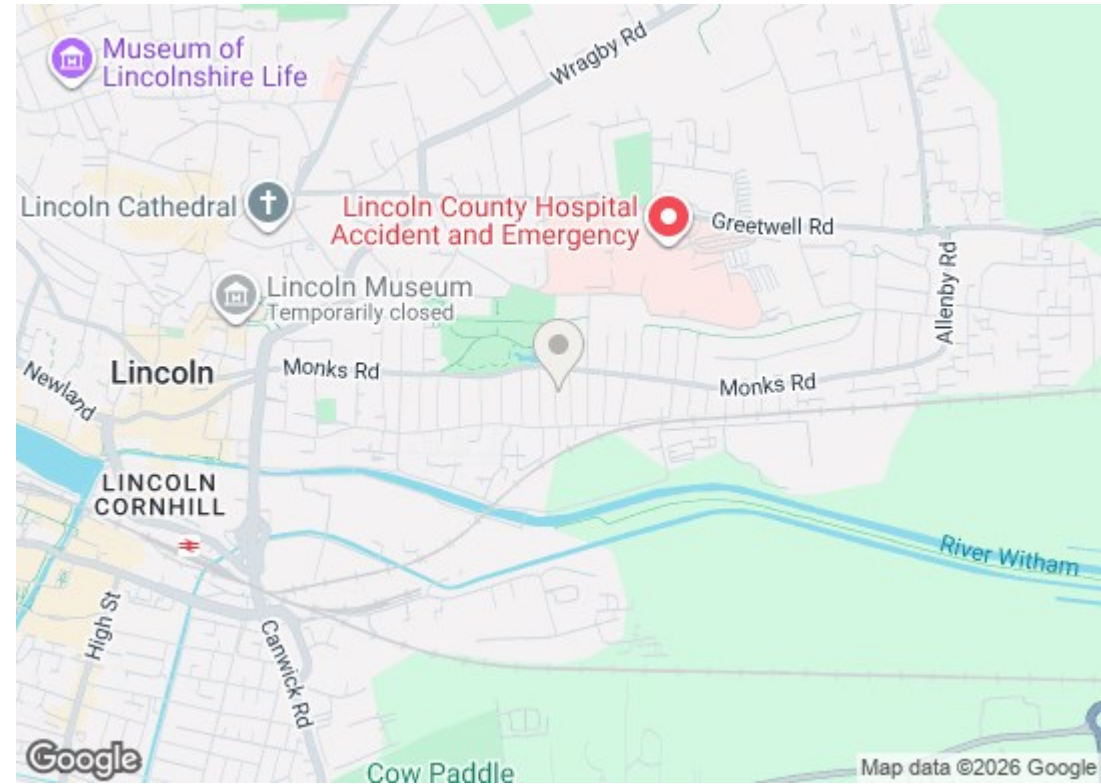
ADDITIONAL INFORMATION

For further details, please contact Megan Boulter at Mount & Minster:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	54
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	