

St. Nicholas Street,Lincoln LN1 3EQ

william h brown

welcome to

St. Nicholas Street, Lincoln

Early viewing is essential for this beautifully presented and modern three bedroom home situated within the ever popular uphill Lincoln area. Boasting a low maintenance rear garden, well-proportioned bedrooms, two reception rooms and a convenient utility/wc.





GUIDE PRICE £210,000-£220,000 Situated within the sought after uphill Lincoln area and near to Lincoln City Centre is this three bedroom terraced home, enjoying local access to a wide range of amenities including shops, eateries, parks and public houses as well as transport links and schooling.

The property in brief comprises: entrance hall, lounge with feature fireplace, dining room, modern fitted kitchen/breakfast room, utility room/wc, three well proportioned bedrooms and a family bathroom. Outside, this property benefits from a wall enclosed rear garden with a patio area ideal for seating and an area of artificial lawn. Early internal viewing is strongly recommended to appreciate this property in full.

Important Notice

Entrance Hall

Lounge

Dining Room

Kitchen / Breakfast Room

Utility / Wc

First Floor Landing

Bedroom Two

Bedroom Three

Second Floor Bedroom One

Outside







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welcome to

St. Nicholas Street, Lincoln

- WELL PRESENTED TERRACED HOME
- MODERN ACCOMMODATION THROUGHOUT
- THREE WELL-PROPORTIONED BEDROOMS
- FAMILY BATHROOM & UTILITY/WC
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£210,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124224 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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