

The Ropery,Lincoln LN1 1EL

william h brown

welcome to

The Ropery, Lincoln

** NO ONWARD CHAIN **

Situated in the highly sought after Lincoln City Centre is this modern and well presented three bedroom townhouse boasting local access to a wealth of amenities, double bedrooms, en suite to the master bedroom, generous balcony and private allocated parking





Being presented to the market with no onward chain and boasting a prime, highly sought after City Centre location is this well presented and modern three bedroom townhouse, benefitting from local access to a vast range of shops, eateries, transport links and the ever so popular Lincoln Cathedral and Lincoln Castle. To the ground floor is a generous kitchen/living space enjoying high ceilings and exposed beams throughout, a modern fitted kitchen, access to a particularly spacious balcony and stairs rising to the entrance hall. To the first floor is the entrance hall, having internal doors accessing all three double bedrooms and a family bathroom, with the master bedroom enjoying a walk in wardrobe and en suite with bath and shower. Externally, this property benefits from private off road parking and a private courtyard. Early internal viewing is highly recommended to appreciate this property and its location in full.

Entrance Hall

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Kitchen/Living/Dining Area







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welcome to

Awaiting Photograph

The Ropery, Lincoln

- NO ONWARD CHAIN
- STUNNING THREE BEDROOM TOWNHOUSE
- PRIME CITY CENTRE LOCATION
- PRIVATE ALLOCATED PARKING
- OPEN PLAN LIVING/KITCHEN/DINING AREA

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

£330,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124347 - 0004

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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