



Yarborough Road, Lincoln



**£135,000**

- Terraced House
- Three Bedrooms
- Two Reception Rooms
- NO ONWARD CHAIN
- GCH & uPVC Double Glazing
- Residents Parking
- Tenure: Freehold
- EPC Rating D



**THREE BEDROOM** Mid-Terrace House located close to the City Centre. Perfectly positioned within walking distance of both the up hill Cathedral Quarter and Bailgate Area. The property further benefits from gas Central Heating, uPVC Double Glazing and being sold with **NO ONWARD CHAIN**.

The accommodation on offer comprises Shared Entrance Passage, Hall, Lounge, Dining Room, Kitchen and Bathroom to the ground floor. To the first floor there are Three Bedrooms. Externally the property offers a rear lawned garden and patio area.

### Entrance Hall

With entrance door leading to the passageway and understairs cupboard.

### Lounge 12'7" x 9'11" (3.8m x 3m)

With a bay window to the front aspect, decorative fireplace and radiator.

### Dining Room 12'8" x 10'0" (3.9m x 3m)

With a window to the rear aspect, stairs to the first floor and radiator.



### **Kitchen 10'5" x 6'4" (3.2m x 1.9m)**

With a window to the side aspect and door leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor hood, space and plumbing for washing machine.

### **Bathroom 6'4" x 6'3" (1.9m x 1.9m)**

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

### **Landing**

With stairs to the ground floor.

### **Bedroom One 12'7" x 10'5" (3.8m x 3.2m)**

With a window to the rear aspect and radiator.

### **Bedroom Two 10'1" x 8'8" (3.1m x 2.6m)**

With a window to the front aspect and radiator.

### **Bedroom Three 10'0" x 7'2" (3m x 2.2m)**

With a window to the front aspect and radiator.

### **Outside**

To the front of the property is a lawned garden and access to the passageway.

To the rear is an enclosed garden mostly laid to lawn bordered with mature shrubs and a patio.

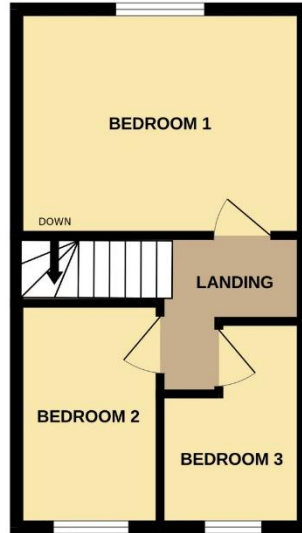
### **Agents Note**

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GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.

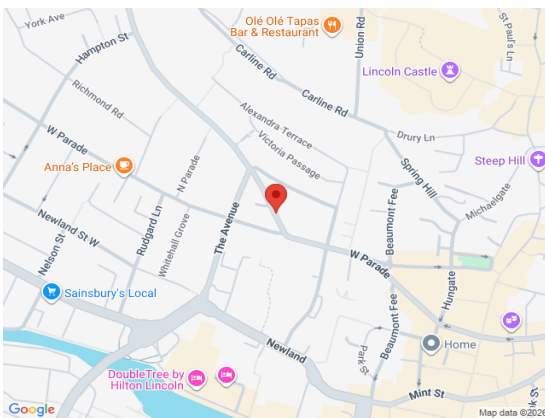


YARBOROUGH ROAD, LINCOLN, LN1 1HT

TOTAL FLOOR AREA : 689 sq.ft. (64.0 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		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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