

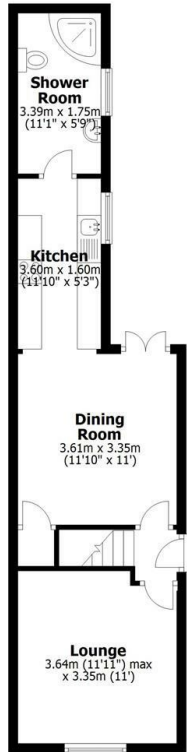


18 Smith Street, Lincoln, LN5 8HY

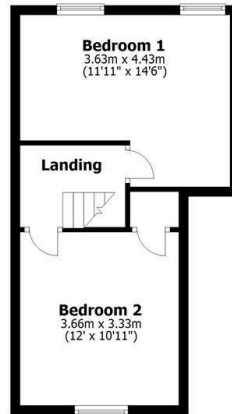
Asking Price £125,000

- Two Double Bedrooms
- Downstairs large Shower Room
- Well Presented Throughout
- Council Tax Band A
- Two Reception Rooms
- Gas Central Heating
- No Onward Chain
- Fully Fitted Kitchen
- City Centre Location
- EPC Rating C

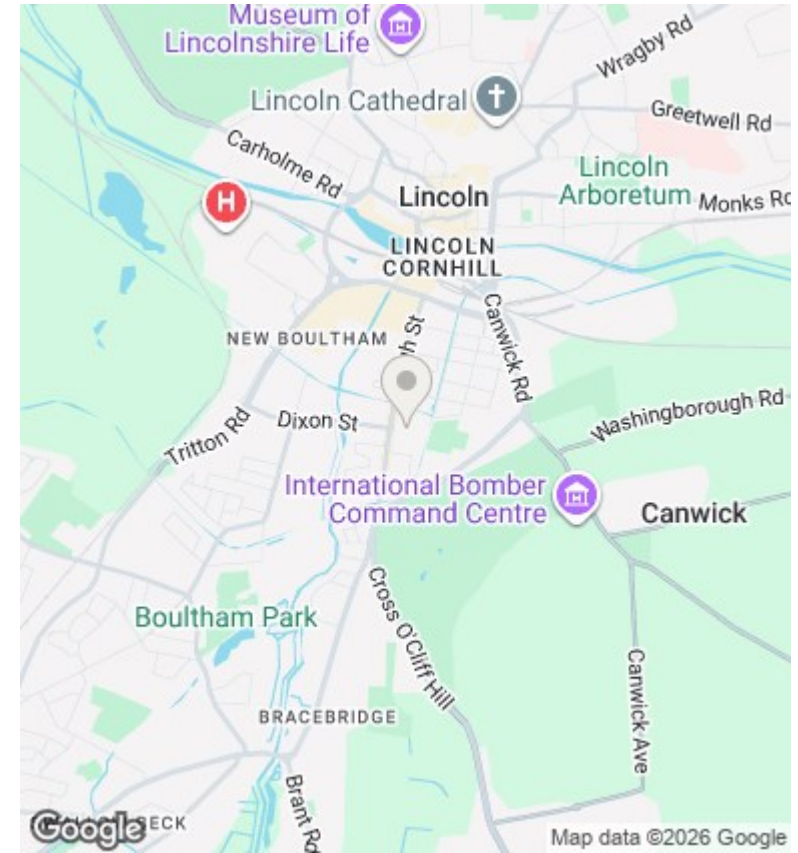
Ground Floor
Approx. 39.6 sq. metres (426.1 sq. feet)



First Floor
Approx. 31.4 sq. metres (338.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.3 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	