



**Iris Crescent, Lincoln, LN1 1AZ**



**welcome to**  
**Iris Crescent, Lincoln**

Early viewing is essential for this ideal investment opportunity or first time buy situated within the sought after West End of Lincoln. Boasting no onward chain, double bedrooms, a low maintenance rear garden and local access to a range of amenities.



**Lounge**

With double glazed window to the front, under stairs storage and laminate flooring.

**Cloakroom Wc**

With wc, wash hand basin, laminate flooring and radiator.

**Kitchen**

With double glazed door and window to the rear, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob, stainless steel sink and drainer, space for washing machine, vinyl flooring and radiator.

**Bedroom One**

With double glazed window to the front, built in storage, carpet flooring and radiator.

**Bedroom Two**

With double glazed window to the rear, carpet flooring and radiator.

**Bathroom**

With wc, wash hand basin, bath with shower fitted over.



***view this property online*** [williamhbrown.co.uk/Property/LCR123632](http://williamhbrown.co.uk/Property/LCR123632)



welcome to

## Iris Crescent, Lincoln

- TWO BEDROOM TERRACED HOME
- NO ONWARD CHAIN
- DOUBLE BEDROOMS
- BATHROOM & CLOAKROOM WC
- ENCLOSED REAR GARDEN

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

offers in excess of  
**£180,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/LCR123632](https://www.williambrown.co.uk/Property/LCR123632)



Property Ref:  
LCR123632 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01522 534 771**



[Lincoln@williambrown.co.uk](mailto:Lincoln@williambrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williambrown.co.uk](https://www.williambrown.co.uk)