



## FLAT 4, MINSTER MEWS, 34 LINCOLN ROAD LINCOLN, LN4 IEG

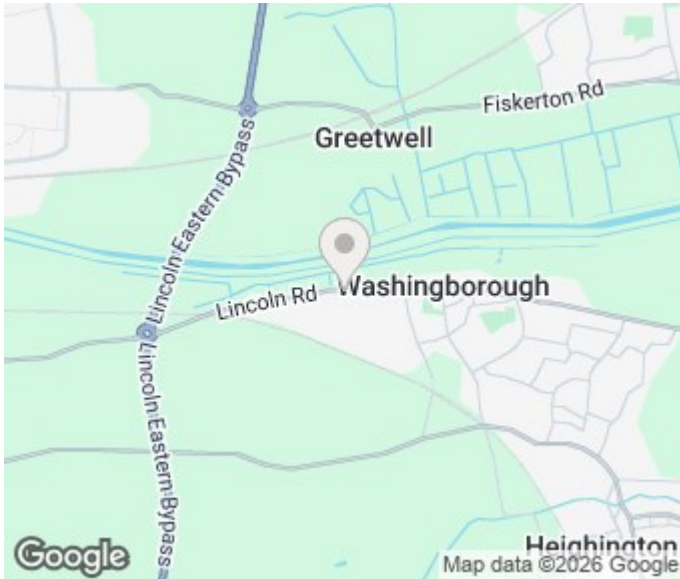
**£125,000**  
LEASEHOLD

### NO ONWARD CHAIN!


This is a one bedroom first floor apartment in what is a very pleasantly situated small apartment building of just four homes with its large landscaped grounds of 0.2 of an acre on the northern western countryside front of the ever popular village of Washingborough.

This conveniently located apartment would prove ideal for young buyers, individual professionals, those seeking to downsize on their accommodation needs and of course residential investors looking for a convenient letting opportunity.

**BELL**



**EPC Rating:**      **Council Tax Band: A**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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