



Dunkirk Road, Lincoln



**£160,000**

- Three Storey Town House
- Two Bedrooms & Study/Box Room
- Uphill Location
- Allocated Parking Space
- Low Maintenance Garden
- Kitchen/Living Room
- Tenure: Freehold
- EPC Rating C



A modern three storey, two bedroom Townhouse situated off Burton Road in Uphill Lincoln benefiting from NO ONWARD CHAIN Accommodation consists of Open Plan Living Kitchen and Downstairs WC. To the middle floor is a Study/Box room, four piece Bathroom and a further Single Bedroom. To the second floor is the Master Bedroom. There is a patio garden to the rear of the property and an Allocated Parking Space.

### Entrance Hall

With Entrance door and staircase to first floor.

### Lounge/Kitchen 20'1" x 11'5" (6.1m x 3.5m)

With French doors to the rear aspect of the property, window to the front aspect of the property, with a range of fitted base and eye level units with worktop over, built in appliances and a one and half sink with drainer and two radiators.

### Downstairs WC

With low level WC, pedestal basin and a radiator.

### Study 4'5" x 6'0" (1.3m x 1.8m)

With window to the rear aspect of the property and a radiator.



### **Bedroom Two 10'8" x 5'0" (3.3m x 1.5m)**

With window to the front aspect of the property and a radiator.

### **Bathroom 9'0" x 5'0" (2.7m x 1.5m)**

With window to the rear aspect of the property, low level WC, pedestal basin, bath, separate shower and a radiator.

### **Bedroom One 11'4" x 11'5" (3.5m x 3.5m)**

With two skylights to both front and rear aspects of the property, eaves storage and a radiator.

### **Outside**

With patio area to the rear with gated access.

### **Agents Note**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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