

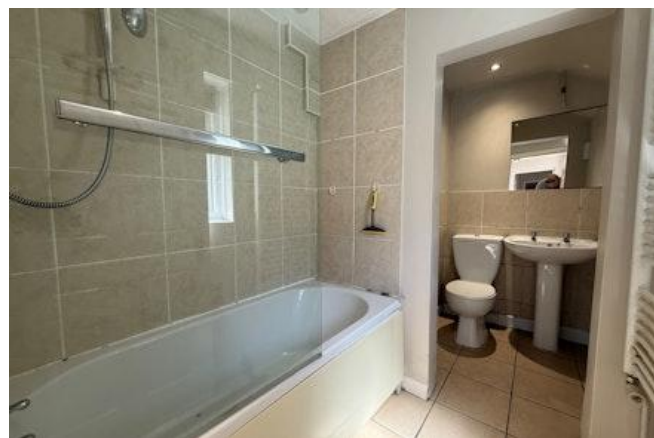


Wellington Street , Lincoln



£160,000

- End Terraced House
- Two Bedrooms
- No Onward Chain
- Sought After West End Location
- GCH & uPVC Double Glazing
- Enclosed Garden
- Freehold
- EPC rating D



A well positioned two bedroom end terrace property in the highly sought after West Parade area of Lincoln. Ideally located within walking distance of Lincoln city centre, the University of Lincoln, Brayford Waterfront, Lincoln Central railway station, West Common, a variety of local shops, cafes and restaurants, as well as a selection of well regarded schools. Perfectly suited for first-time buyers, professionals and investors alike.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner, Utility and Bathroom to the ground floor. To the first floor there are Two Double Bedrooms. Externally to the rear of the property there is an enclosed courtyard garden with outbuilding.

Entrance Hall

With entrance door and understairs cupboard.

Lounge 11'5" x 10'7" (3.5m x 3.2m)

With a window to the front aspect and radiator.



Kitchen Diner 11'3" x 10'7" (3.4m x 3.2m)

With a window to the rear aspect and stairs to the first floor. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor over and radiator.

Lobby

With access to the bathroom.

Bathroom

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

Landing

With stairs to the ground floor.

Bedroom One 11'4" x 10'7" (3.5m x 3.2m)

With a window to the rear aspect and radiator.

Bedroom Two 11'3" x 10'6" (3.4m x 3.2m)

With a window to the front aspect and radiator.

Outhouse

With access from the rear garden.

Outside

To the front of the property is access to the shared passageway.

To the rear of the property is an enclosed low maintenance garden and outhouse.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The floor plan is divided into two main sections. The left section contains the entrance hall, kitchen/diner, lounge, and bathroom. The right section contains two bedrooms and a landing. The entrance hall leads to the kitchen/diner, which has a cupboard and stairs leading up. The lounge is adjacent to the kitchen/diner. The bathroom is located near the entrance hall. The landing area has stairs leading down and up, and access to two bedrooms.

1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.

TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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