



Russell Street, Lincoln

Asking Price £130,000

MARTIN&CO

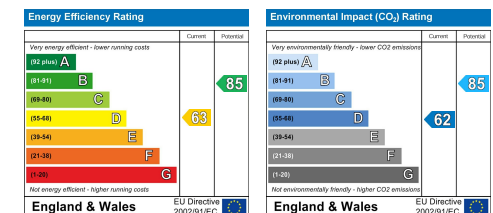
Russell Street, Lincoln

House - Mid Terrace

2 Bedrooms, 1 Bathroom

Asking Price £130,000

- Ideal FTB or Investment Opportunity
- Modern Fitted Ground Floor Bathroom
- Fully Fitted Kitchen with Integrated Appliances
- Two Reception Rooms
- Rear Garden
- On Road Parking
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - A
- EPC Rating - D



Two bedroom terraced home situated on Russell Street just off Newark Road, close to schools and local amenities. Making for an ideal first purchase or investment opportunity. Comprising internally of a modern ground floor bathroom, fully fitted kitchen with a range of integrated appliances, two reception rooms and two bedrooms. Pleasant rear garden and on road parking available to the front. Sold with no onward chain.

Russell Street is close to local amenities and a short distance away from Lincoln City Centre. There is a regular bus service that runs along Newark Road into the centre.

EPC Rating – D
Council Tax Band – A
Tenure - Freehold

Entrance

Glazed PVC side entrance door, carpet flooring and a light fitting.

Bathroom

9'9" x 6'11"

Low level WC, vanity wash basin and a P shaped bath with mains thermostatic shower over. Vinyl flooring, side PVC window, radiator and a light fitting.



Kitchen

12'2" x 6'10"

Modern high gloss base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fully fitted with a range of integrated appliances to include a fridge freezer, oven, microwave oven, electric hob with extractor over, dishwasher and a washer dryer. Vinyl flooring, light fitting and a PVC side window. Stairs rising to the first floor.

Dining Room

7'9" x 7'1"

PVC window to the rear, carpet flooring, radiator, pendant fitting, wall mounted Altech thermostatic control plus an under stairs storage cupboard.

Living Room

16'11" x 10'1"

PVC window to the front, carpet flooring, radiator, pendant fitting and a fireplace hearth and surround. Storage cupboard houses the mains consumer unit and gas meter.

Stairs / Landing

Carpet flooring, light fitting and access to the loft.

Bedroom

14'3" x 6'11"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator. Built in storage cupboard houses the Ideal combination boiler.

Bedroom

13'7" x 10'4"

PVC window to the front, carpet flooring, pendant fitting and a radiator. Freestanding wardrobe is included within the sale.

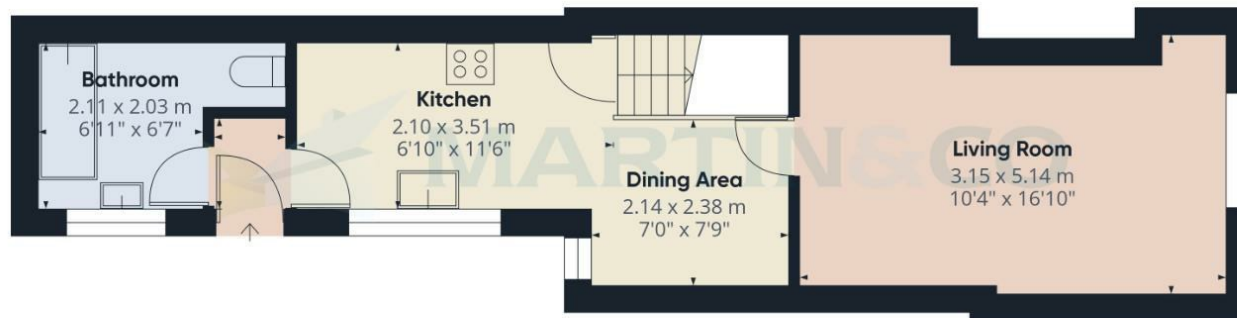
Outside

To the front is available on road parking with a gated shared passage to the side leading to the rear. The rear garden has an artificial lawn with planted borders and a paved patio area. Storage shed is included within the sale.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0



Floor 1



Approximate total area⁽¹⁾

59.1 m²
637 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

