

Abbot Street,Lincoln LN5 7SN

william h brown

welcome to

Abbot Street, Lincoln

Early viewing is essential for this immaculate and well presented terraced home situated near to Lincoln City Centre and its many amenities. Boasting three bedrooms, two reception rooms, downstairs wc, enclosed rear courtyard and no onward chain!





Situated within a popular location near to Lincoln City Centre is this immaculate and well presneted three bedroom mid-terraced home, enjoying local access to a wealth of amenities including shops, eateries, parks and gyms as well as transport links and schooling.

The property in brief comprises: living room with open fire, dining room, fitted kitchen (with integral dishwasher & fridge/freezer), downstairs WC, understairs storage, utility, three bedrooms and a family bathroom. Outside, this property benefits from an enclosed courtyard to the rear ideal for seating.

Early internal viewing is strongly recommended to appreciate the accommodation on offer!

Living Room

Dining Room

Kitchen

Utility

Bedroom One

Bedroom Two

Bedroom Three

Bathroom







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welcome to

Abbot Street, Lincoln

- THREE BEDROOM TERRACED HOME
- REAR COURTYARD GARDEN
- DOWNSTAIRS WC AND FAMILY BATHROOM UPSTAIRS
- IMMACULATE AND WELL PRESENTED
- NO ONWARD CHAIN

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

£180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124833 - 0004

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.

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