



Urban Street, Lincoln LN5 8QB

welcome to

Urban Street, Lincoln

Early viewing is essential for this three bedroom terraced home situated within a popular location. Benefitting from no onward chain, two reception rooms, fitted kitchen, rear patio garden and local access to a wide range of amenities.



Presented to the market with no onward chain, this three bedroom terraced home is situated within a popular area of Lincoln, enjoying local access to a wide range of amenities including shops, eateries, supermarkets, public houses and parks as well as transport links and schooling. The property in brief comprises: entrance hall, lounge, dining room, fitted kitchen, bathroom and three bedrooms. Outside this property benefits from a wall enclosed rear patio garden ideal for seating and outdoor dining. Being an ideal opportunity for both first time buyers and investors, this property should be viewed early to appreciate the accommodation on offer.

Entrance Hall

Lounge

Dining Room

Kitchen

Bathroom

Landing

Bedroom One

Bedroom Two

Bedroom Three

Rear Garden



view this property online williamhbrown.co.uk/Property/LCR123995



welcome to

Urban Street, Lincoln

- NO ONWARD CHAIN
- FANTASTIC INVESTMENT OR FIRST TIME BUY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- REAR PATIO GARDEN

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

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/LCR123995



Property Ref:
LCR123995 - 0002

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.



william h brown



01522 534 771



Lincoln@williambrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williambrown.co.uk