



Scorer Street , Lincoln



£135,000

- No Onward Chain
- Ideal For First Time Buyers / Investors
- Two Double Bedrooms
- Low Maintenance Garden
- Upstairs Bathroom
- Resident Permit Parking
- Freehold
- EPC rating E



No Onward Chain Two Bedroom Mid Terrace House located in the heart of Lincoln's City Centre. IDEAL opportunity for First time buyers or Investment opportunity. The accommodation comprises; Entrance Hall incorporating into Living Room, Dining Room and a fully fitted Kitchen. Upstairs, there are Two good sized double Bedrooms and Family Bathroom. To the rear, there is an enclosed yard with ample outbuildings for storage.

The property also benefits from Gas Central Heating and uPVC Double Glazing.

Entrance / Living Room

28'5" x 35'3" (8.7m x 10.7m)

With Bay windows to the front elevation, opening into the living room and radiator.

Dining Room

37'9" x 37'9" (11.5m x 11.5m)

With window to the rear aspect, under stairs cupboard and radiator.

Kitchen

45'11" x 20'9" (14m x 6.3m)

With window to the side aspect and door into the rear yard. With a range of eye and base level units, sink, freestanding cooker and wall mounted boiler.



Stairs and Landing

With doors to both bedrooms and bathroom.

Bedroom One

44'3" x 35'3" (13.5m x 10.7m)

With window to the front aspect and cupboard over the stairs.

Bedroom Two

37'9" x 34'2" (11.5m x 10.4m)

With window to the rear elevation and radiator.

Bathroom

44'7" x 20'6" (13.6m x 6.2m)

With frosted window to the rear elevation and four piece bathroom suite consisting of bath, shower, low level WC and hand basin.

Outside

Enclosed rear yard with three outbuildings for storage.

Flying Freehold

Please note that this property may be subject to a flying freehold.

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.

Floorplan

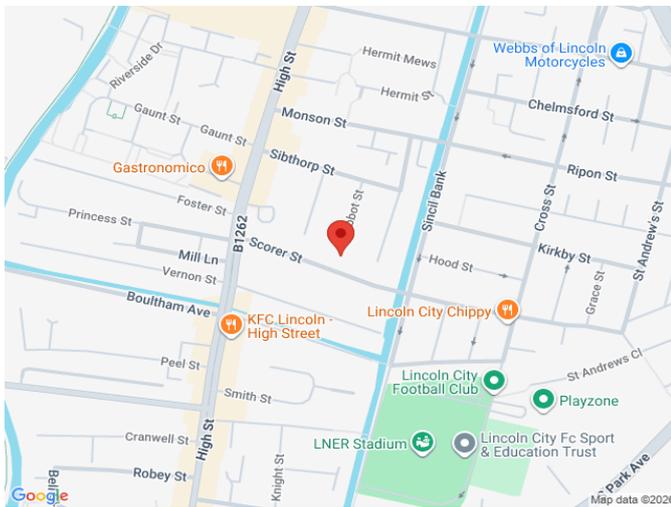
GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, quantities and specifications shown here are not guaranteed and no guarantee as to their quantity, or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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