



Belmont Street  
Lincoln

MOUNT & MINSTER

# Belmont Street

## Lincoln

- Traditional Terrace House
- 2 Reception Rooms
- 3 Bedrooms
- Rear Yard
- On Street Parking
- Close to local shopping facilities

### INTRODUCTION

This three bedroom property which is located just off of Monks Road has been recently refurbished throughout. The accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs WC, Three bedrooms and Bathroom.

### LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of Monks Road which is close to Lincoln County Hospital and Monks Abbey Primary School.

### ACCOMMODATION

#### Entrance Hall

#### Lounge

3.27m x 3.35m (10'8" x 10'11")

#### Dining Room

3.66m x 3.33m (12'0" x 10'11")





### **Kitchen**

**1.66m x 3.25m (5'5" x 10'7")**

### **Downstairs WC**

### **First Floor Landing**

### **Bedroom One**

**3.74m x 3.34m (12'3" x 10'11")**

### **Bathroom**

### **Bedroom Two**

**2.26m x 3.37m (7'4" x 11'0")**

### **Bedroom Three**

**2.31m x 3.31m (7'6" x 10'10")**

### **Outside**

Rear courtyard garden with a shed.

### **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating: D

### **COUNCIL TAX BAND**

Council Tax: A

### **VIEWINGS**

By prior arrangement with the Sole Agents (01522 716204).

### **PARTICULARS**

Drafted and photographs taken following clients' instructions of March 2023.

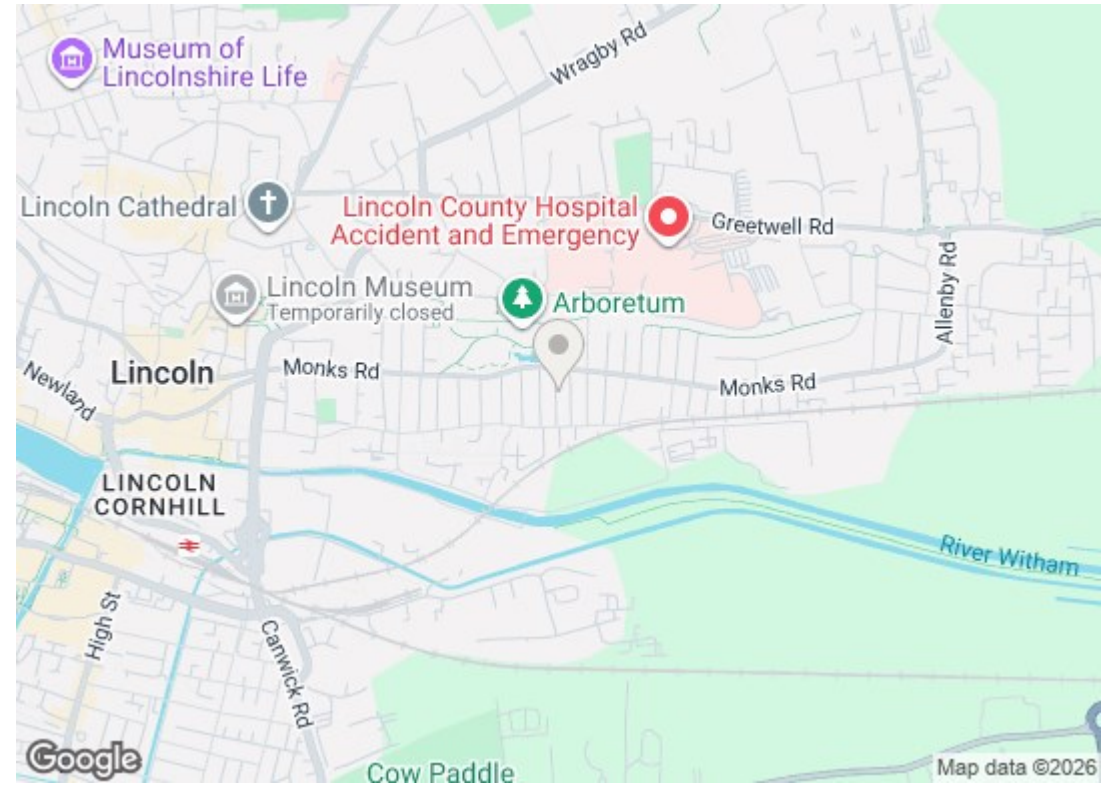
### **ADDITIONAL INFORMATION**

For further details, please contact Megan Boulter at Mount & Minster:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	<b>54</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	