

Lonsdale Place, Lincoln, LN5 7UR

william h brown

welcome to

Lonsdale Place, Lincoln

A beautifully presented two bedroom terraced home, located close to all relevant amenities within Lincoln, fully modernised throughout and offered for sale with no onward chain – ideal for first-time buyers or investors.





This superb two bedroom terraced property has been thoughtfully updated by the current owners and is presented to an excellent standard throughout. The accommodation offers a stylish and comfortable living space, perfect for modern day living. Located within Lincoln very close to all relevant amenities it makes the ideal property for first time buyers or investors.

The property benefits from a recently fitted contemporary kitchen and a newly refurbished bathroom, both finished to a high specification. In addition, the home has been fully redecorated and enjoys new flooring throughout, creating a fresh and move-in ready interior.

Externally and internally, the property has been well cared for, making it an ideal purchase for those seeking a hassle-free move. Being sold with no onward chain, this is a fantastic opportunity for first-time buyers, downsizers or buy-to-let investors alike.

Early viewing is highly recommended to fully appreciate the quality and presentation of this lovely home.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

Inner Hallway

Dining Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Rear Yard







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welcome to

Lonsdale Place, Lincoln

- VACANT & NO ONWARD CHAIN
- RECENTLY REFURBISHED
- TWO RECEPTION ROOMS
- REAR YARD WITH OUTBUILDING
- POPULAR CITY CENTRE LOCATION

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

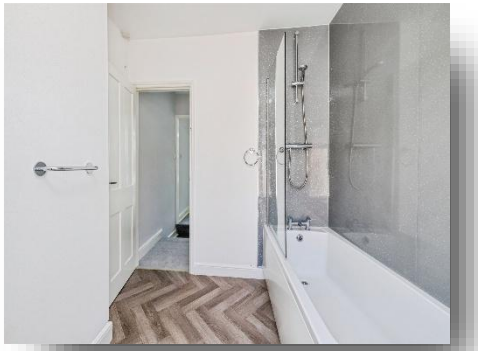
Awaiting Photograph

offers over

£120,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124270 - 0006

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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