



Ewart Street, Lincoln



£120,000

- Mid Terraced House
- NO ONWARD CHAIN
- Three Bedrooms
- Popular Location
- Shower Room & En-suite Bathroom
- Two Reception Rooms
- Tenure: Freehold
- EPC Rating D



THREE BEDROOM Mid-Terrace House with easy access to the City Centre and within walking distance of a host of amenities including Schools, Supermarket and Doctors. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with **NO ONWARD CHAIN**.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen and Shower Room to the ground floor. To the first floor there are Three Bedrooms and an Ensuite to Bedroom Two. Outside the property to the rear is an enclosed paved courtyard.

Entrance Hall

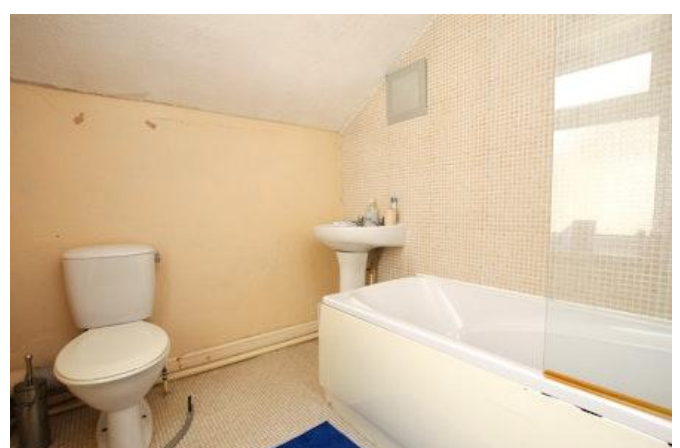
With entrance door and stairs to the first floor.

Lounge 11'4" x 10'7" (3.5m x 3.2m)

With a window to the front aspect, fireplace and radiator.

Dining Room 11'4" x 11'1" (3.5m x 3.4m)

With a window to the rear aspect, fireplace, understairs storage cupboard and radiator.



Kitchen 7'11" x 6'2" (2.4m x 1.9m)

With a window to the side aspect, door leading to the rear garden, fitted with a range of wall and base units with worktops over, oven and integral hob with extractor hood, sink with drainer unit and space for washing machine.

Shower Room 7'6" x 6'2" (2.3m x 1.9m)

With a low level wc, wash hand basin, enclosed shower and radiator.

Landing

With stairs to the ground floor.

Bedroom One 11'3" x 10'9" (3.4m x 3.3m)

With a window to the front aspect and radiator.

Bedroom Two 10'0" x 6'1" (3m x 1.9m)

With door to en-suite and radiator.

En-Suite

With a window to the side aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Bedroom Three 14'2" x 6'8" (4.3m x 2m)

With a window to the rear aspect and radiator.



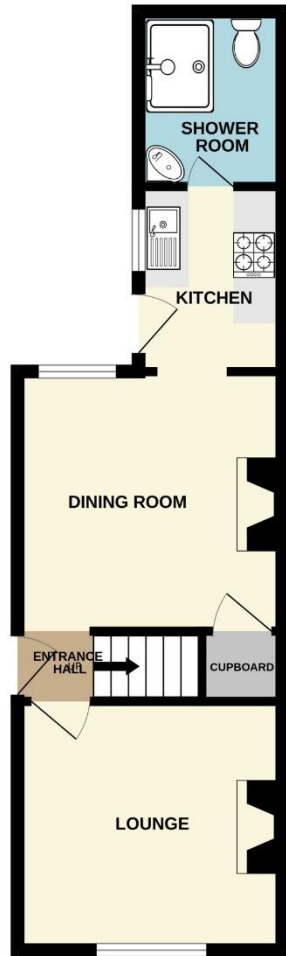
Outside

To the front of the property is a shared passageway with access to the entrance door and on-street parking. To the rear of the property is an enclosed courtyard garden with artificial grass and patio.

Agents Note

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GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



EWART STREET, LINCOLN, LN5 8QE

TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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