



17 Russell Street

Lincoln, LN5 8NN



Book a Viewing!

£110,000

Two Bedroom Mid-Terraced Home requiring modernisation, offered for sale with No Onward Chain.

Offering excellent potential for a first time buyer or investor, the property provides two separate reception rooms, fitted kitchen, ground floor bathroom, two double bedrooms and an enclosed rear garden.



LOCATION

Russell Street is conveniently situated just off Newark Road, providing easy access to Lincoln city centre and a wide range of everyday amenities.

The property is well positioned for those who enjoy outdoor space, with both Boultham Park and the South Common within convenient reach. There are also useful bus and transport connections nearby, making travelling into the city and surrounding areas straightforward.

Families are well catered for with a choice of schools in the surrounding area, including The Priory Academy LSST within easy reach. Combining access to green spaces, schooling, public transport and Lincoln city centre, the property occupies a particularly convenient position for homeowners and tenants alike.

LOUNGE

9' 9" x 9' 1" (2.97m x 2.77m) A front facing reception room accessed via a UPVC entrance door, UPVC double glazed window to the front aspect and radiator.

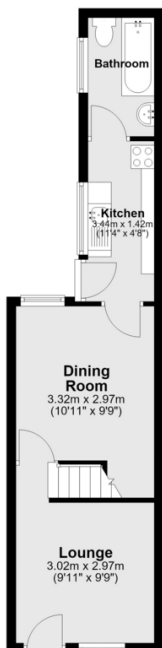
DINING ROOM

10' 11" x 9' 9" (3.33m x 2.97m) With window to the rear aspect, radiator and practical under stairs storage cupboard. Access leads through into the kitchen.

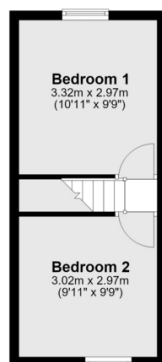
KITCHEN

11' 4" x 4' 8" (3.45m x 1.42m) A fitted kitchen offering a range of base and wall units with worktop space, stainless steel sink with hot and cold taps, tiled splashbacks, electric oven, spaces for a fridge/freezer and washing machine, vinyl flooring and a UPVC double-glazed window to the side aspect, while a door provides access to the rear garden.

Ground Floor
Approx. 30.3 sq. metres (326.3 sq. feet)



First Floor
Approx. 21.5 sq. metres (231.4 sq. feet)



Total area: approx. 51.8 sq. metres (557.8 sq. feet)

BATHROOM

Ground floor bathroom fitted with a three piece suite comprising panelled bath, WC and pedestal wash hand basin, vinyl flooring, tiled splashbacks, extractor and a frosted window to the side aspect.

BEDROOM 1

10' 11" x 9' 9" (3.33m x 2.97m) A front facing double bedroom with UPVC double glazed window and radiator.

BEDROOM 2

9' 9" x 9' 1" (2.97m x 2.77m) A further double bedroom positioned to the rear of the property, UPVC double glazed window and radiator.

OUTSIDE

To the rear there is a secure and manageable enclosed garden incorporating both concrete and lawned areas, providing space for outdoor seating and gardening. There is also a useful outbuilding positioned towards the rear, providing additional external storage. On-street parking is available to the front of the property.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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