



Shakespeare Street, Lincoln



£140,000

- City Centre Location
- No Onward Chain
- On Street Parking
- Two Bathrooms
- Four Double Bedrooms
- Local Amenities
- Freehold
- EPC rating D



City Centre 3/4 Double Bedroom Terraced House, for sale with No Onward Chain. Located within walking distance of amenities, Lincoln University and Train Station. The accommodation comprises Entrance Hall, Bedroom/Reception Room, Living Room, Dining Kitchen, Landing, Three Double Bedrooms, Bathroom & Shower Room.

Entrance Hall

Door to front aspect, radiator and stairs to first floor.

Living Room/Bedroom

11'7" x 11'1" (3.5m x 3.4m)

Window to front aspect, built in storage cupboard and radiator.

Lounge Diner

13'11" x 11'3" (4.2m x 3.4m)

Radiator and laminate flooring.

Kitchen

13'9" x 8'3" (4.2m x 2.5m)

Two windows to side aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Fitted oven with four plate hob and extractor hood over. Space and plumbing for washing machine. wall mounted gas central heating boiler.



Landing

Loft access.

Bedroom One

14'0" x 9'8" (4.3m x 2.9m)

Window to rear aspect and radiator.

Bedroom Two

11'7" x 11'0" (3.5m x 3.4m)

Window to front aspect and radiator.

Bedroom Three

10'9" x 10'8" (3.3m x 3.3m)

Window to front aspect and radiator.

Bathroom

7'10" x 5'9" (2.4m x 1.8m)

Window to rear aspect. Part tiled walls and fitted with a low level wc, wash hand basin and panelled bath with shower appliance. Chrome heated towel rail and extractor fan.

Shower Room

7'9" x 5'7" (2.4m x 1.7m)

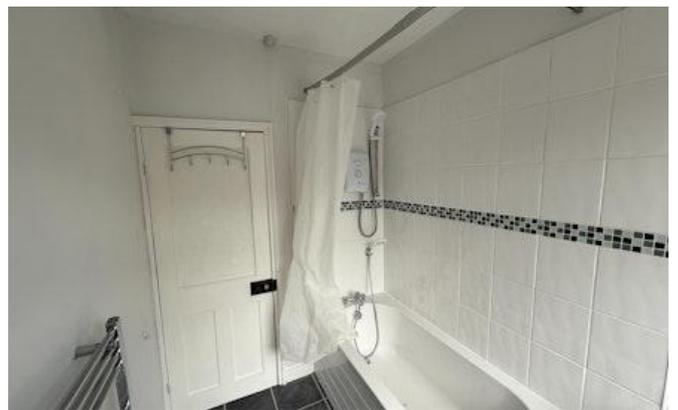
Fitted with a low level wc, wash hand basin and shower cubicle. Part tiled walls, chrome heated towel rail and extractor fan.

Outside

To the rear is an enclosed courtyard.

Agents Note

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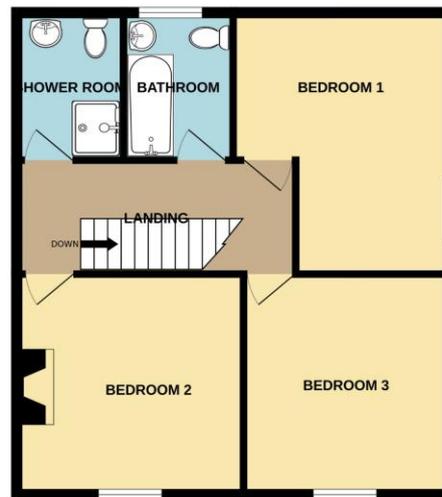


Floorplan

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.

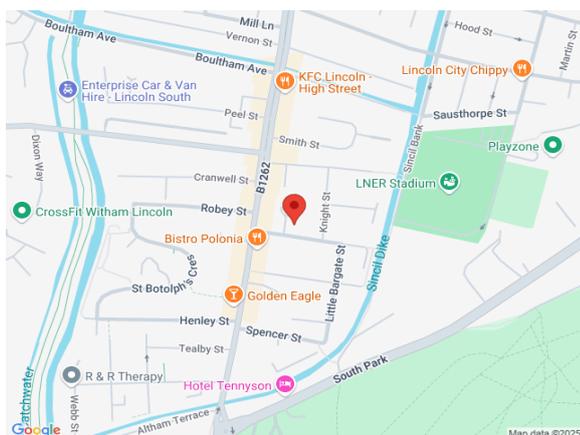


1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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