

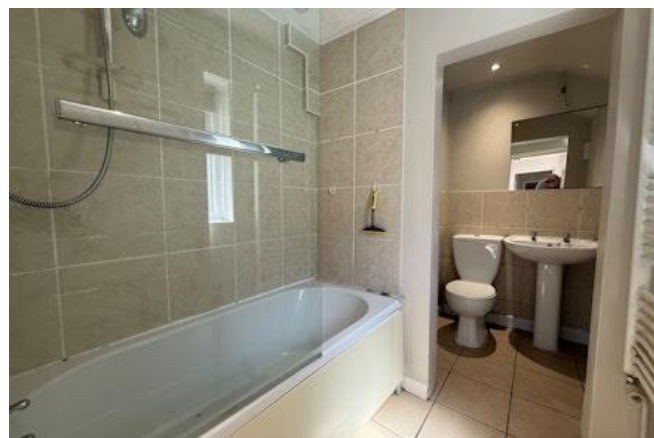


Wellington Street , Lincoln



£170,000

- End Terraced House
- Two Bedrooms
- No Onward Chain
- Sought After West End Location
- GCH & uPVC Double Glazing
- Enclosed Garden
- Freehold
- EPC rating D



A well positioned two bedroom end terrace property in the highly sought after West Parade area of Lincoln. Ideally located within walking distance of Lincoln city centre, the University of Lincoln, Brayford Waterfront, Lincoln Central railway station, West Common, a variety of local shops, cafes and restaurants, as well as a selection of well regarded schools. Perfectly suited for first-time buyers, professionals and investors alike.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner, Utility and Bathroom to the ground floor. To the first floor there are Two Double Bedrooms. Externally to the rear of the property there is an enclosed courtyard garden with outbuilding.

Entrance Hall

With entrance door and understairs cupboard.

Lounge 11'5" x 10'7" (3.5m x 3.2m)

With a window to the front aspect and radiator.



Kitchen Diner 11'3" x 10'7" (3.4m x 3.2m)

With a window to the rear aspect and stairs to the first floor. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor over and radiator.

Lobby

With access to the bathroom.

Bathroom

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

Landing

With stairs to the ground floor.

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

With a window to the rear aspect and radiator.

Bedroom Two 11'3" x 10'6" (3.4m x 3.2m)

With a window to the front aspect and radiator.

Outhouse

With access from the rear garden.

Outside

To the front of the property is access to the shared passageway.
To the rear of the property is an enclosed low maintenance garden and outhouse.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The floor plan is divided into two main sections. The left section, representing the front of the property, includes an entrance hall with a cupboard, a lounge, a kitchen/diner with a sink and stove, a bathroom with a bathtub, toilet, and sink, and an outhouse. The right section, representing the rear of the property, includes a landing with stairs leading up and down, and two bedrooms. The total area is 277 sq.ft. (25.7 sq.m.) approx.

1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.

OUTHOUSE

BATHROOM

LOBBY

KITCHEN/DINER

ENTRANCE HALL

CUPBOARD

UP

BEDROOM 1

LANDING

BEDROOM 2

LOUNGE

TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

A map of Lincoln city center showing the location of the Lincolnshire County Council building, marked with a red pin. The map includes surrounding streets like W Parade, N Parade, and The Avenue, and nearby landmarks such as Sainsbury's Local, Anna's Place, and the University of Lincoln.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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