



St Nicholas Street, Lincoln



**£165,000**

- Uphill Terraced House
- Two Double Bedrooms
- Lounge & Dining Kitchen
- Newly Decorated Throughout
- Lawned Rear Garden
- Walking Distance of Cathedral Quarter
- Freehold & No Chain
- EPC rating C



**TWO DOUBLE BEDROOM** Mid Terraced House situated in an uphill location within easy walking distance of amenities and the Cathedral Quarter. For sale with No Onward Chain. Recently redecorated throughout the accommodation comprises Lounge, Dining Kitchen, Bathroom and Two Double Bedrooms. Outside is a lawned rear garden with paved patio area. EPC Grade C!

### Lounge

11'5" x 10'4" (3.5m x 3.1m)

Door and window to front aspect and radiator.

### Inner Hall

Stairs to first floor.

### Dining Area

11'4" x 10'4" (3.5m x 3.1m)

Window to rear aspect, radiator and understairs storage cupboard.

### Kitchen Area

7'9" x 6'0" (2.4m x 1.8m)

Window and door to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Fitted oven, four gas burner hob and extractor hood.

### Bathroom

6'2" x 6'0" (1.9m x 1.8m)

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled bath with shower and glazed shower screen. Tiled walls, heated towel rail and extractor fan.



### Landing

Doors to bedrooms.

### Bedroom One

10'6" x 11'4" (3.5m x 3.2m)

Window to front aspect, radiator and built in wardrobe cupboard with loft hatch.

### Bedroom Two

11'4" x 10'4" (3.5m x 3.1m)

Window to rear aspect, radiator built in double cupboard housing wall gas central heating boiler.

### Outside

A shared passageway to the side of the property leads to the lawned rear garden with patio area. Neighbouring access for dustbins.

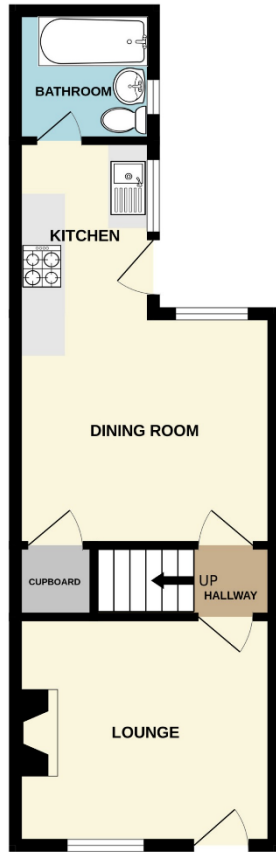
### Agents Note

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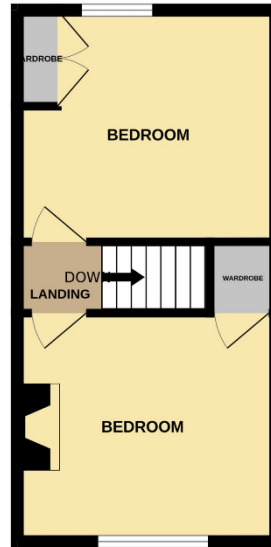


# Floorplan

GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



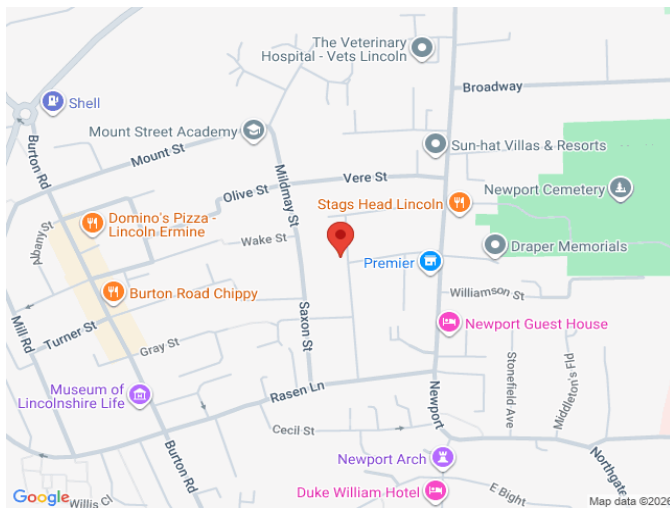
1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



ST NICHOLAS STREET, LINCOLN, LN1 3EQ

TOTAL FLOOR AREA : 652 sq.ft. (60.6 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		91 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

