

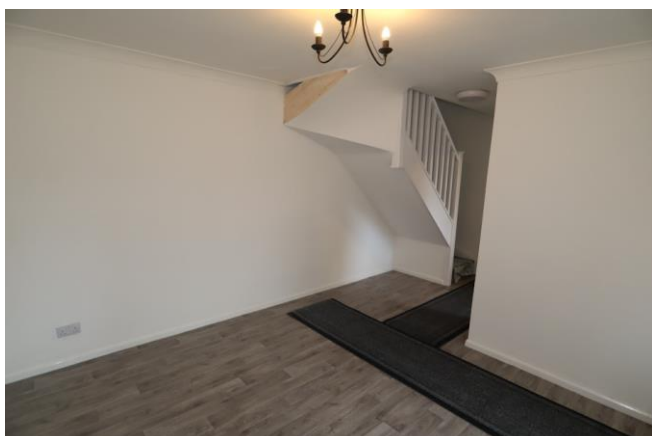


Lindsey Court, Lincoln



**£120,000**

- Modern Two bed Terrace Property
- \*Sold with tenants in situ\*
- Rent of £725 per month (eligible for a rent increase)
- Rare off road City centre parking
- Recently refurbished
- City centre location
- EPC rating
- Council tax band A



**\*\*INVESTORS sold with tenants in situ\*\*** Modern two bed mid-terrace house located just off of the High Street in Lincoln City Centre. Tucked away on a quiet cul-de-sac the accommodation consists Lounge/Dining Room, Kitchen, First Floor Landing, Two Bedrooms and Shower Room. Rare city centre off road parking.

### Lounge/Dining Room

Window and door to front, radiator and stairs to first floor.

### Kitchen

Window to front, range of base and eye level units with inset sink unit, built-in oven and hob and a wall mounted gas central heating boiler.

### Bedroom One

Window to front and a radiator.

### Bedroom Two

Window to front and a radiator.



### Shower Room

Window to front, towel radiator, wash basin, W.C and corner shower enclosure.

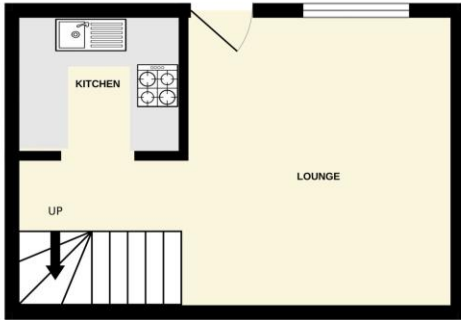
### Outside

There is parking available directly to the front of the property.

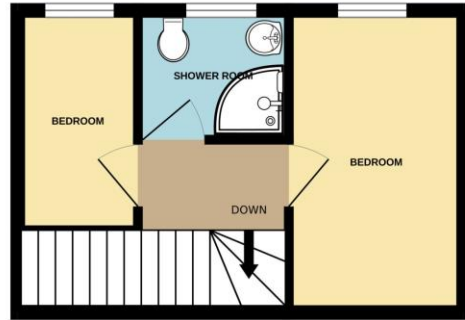
### Agent Notes

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.

GROUND FLOOR



1ST FLOOR



LINDSEY COURT, LINCOLN, LN5 7PZ

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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