

Martin Street,Lincoln LN5 7TX

william h brown

welcome to

Martin Street, Lincoln

This two-bedroom terraced property is located within the established and sought-after Sincil Bank area of Lincoln, conveniently positioned close to a wide range of local amenities, schools, recreational facilities and Lincoln city centre.

The accommodation briefly comprises a lounge, separate dining room and fitted kitchen to the ground floor, along with a family bathroom. To the first floor are two well-proportioned bedrooms.

Externally, the property benefits from a low-maintenance courtyard garden to the rear, providing an enclosed outdoor space. Offering excellent potential as a first home or buy-to-let investment, this property represents an attractive opportunity within a popular residential location.









Lounge

Dining Room

Kitchen

Bathroom

Bedroom One

Bedroom Two

welcome to

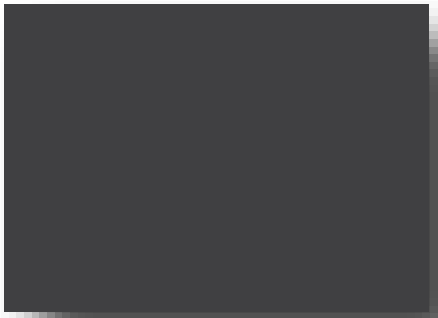
Martin Street, Lincoln

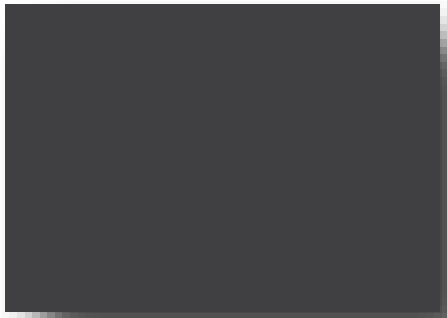
- TWO BEDROOM TERRACED HOUSE BEING SOLD WITH NO ONWARD CHAIN
- VIEWING IS ADVISED
- CLOSE TO ALL RELEVANT AMENITIES
- IDEAL FOR INVESTMENT
- VACANT POSSESSION

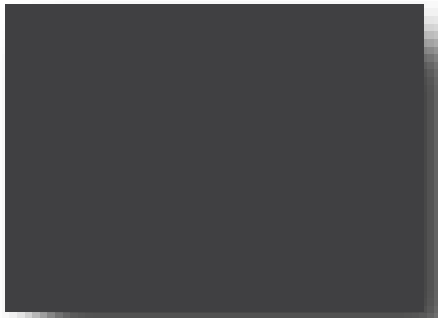
Tenure: Freehold EPC Rating: B
Council Tax Band: A

offers in the region of

£125,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR124880

The Property Ombudsman

Property Ref:
LCR124880 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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