

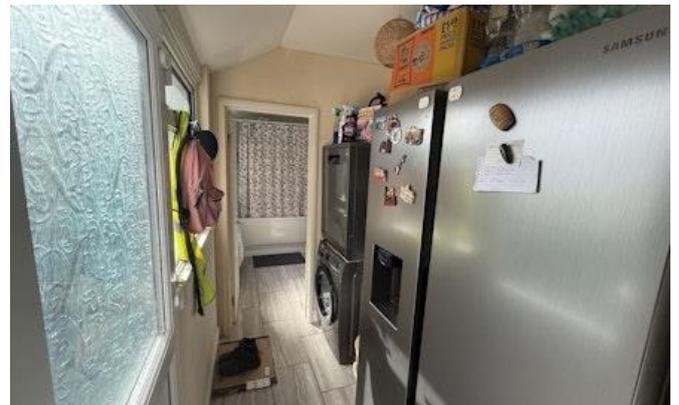


Florence Street, Lincoln



£160,000

- No Chain
- Ideal For First Time Buyer/Investor
- Well Presented Throughout
- Two Double Bedrooms & Loft Room
- Kitchen/Diner
- On Street Parking
- Freehold
- EPC rating TBC



A well-presented two bedroom townhouse within walking distance to Lincoln city centre, ideal for first-time buyers or investors alike. This property offers on street parking, lounge, kitchen/diner, utility room and downstairs bathroom. With Two identical double bedrooms on the first floor and a good-sized loft room on the top floor with it's own WC. To the rear there is a very small low maintenance garden.

Lounge

10'10" x 11'10" (3.3m x 3.6m)

With access to the entrance door and window to the front aspect.

Kitchen/Diner

10'10" x 11'10" (3.3m x 3.6m)

With a window to the rear aspect, a range of eye and base level units with worktops over, oven and hob with extractor over and sink with drainer unit.

Utility Room

6'7" x 5'4" (2m x 1.6m)

With a window to the side aspect and door leading to the rear garden.

Bathroom

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



Landing

With access to stairs leading to the ground and second floor.

Bedroom One

10'11" x 11'10" (3.3m x 3.6m)

With a window to the rear aspect and radiator.

Bedroom Two

10'11" x 11'10" (3.3m x 3.6m)

With a window to the front aspect and radiator.

Loft Room

17'9" x 11'9" (5.4m x 3.6m)

With a window to the rear aspect, access to stairs leading to the first floor and radiator.

WC

With a low level wc and wash hand basin.

Outside

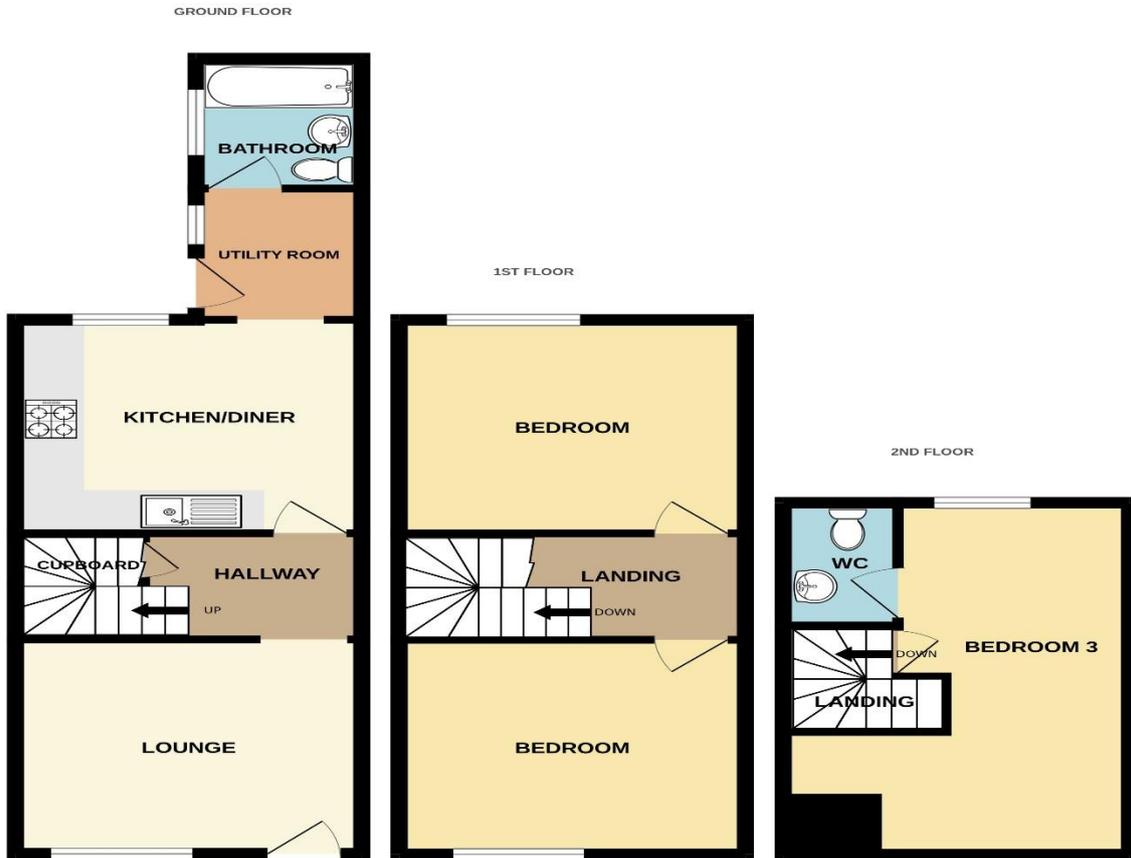
A very small low maintenance garden to the rear.

Agents Note

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Floorplan



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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