

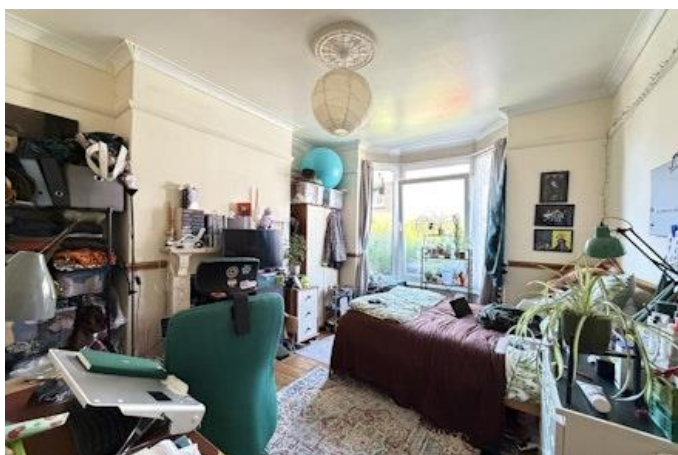


Avondale Street, Lincoln



**£175,000**

- Bay Front Terraced House
- Walking Distance of City Centre
- Three/Four Bedrooms
- Dining Room & Kitchen
- Bathroom & Shower Room
- Three Storeys
- Tenure: Freehold
- EPC Rating D



City Centre Three Storey Bay Fronted Terraced House for sale with No Onward Chain and close to a range of local amenities and just a short walk to Lincoln University. The ground floor accommodation comprises Entrance Hall, Bay Fronted Lounge or Bedroom, Dining Room, Kitchen and Shower Room. To the first floor Two Bedrooms and Bathroom. On the third floor a further bedroom. Outside an enclosed rear courtyard.

### Entrance Hall

Door to front aspect, radiator, stairs to first floor and understairs storage.

### Lounge / Bedroom 11'10" x 11'10" (3.6m x 3.6m)

Bay window to front aspect, radiator and decorative fireplace.

### Dining Room 11'10" x 11'10" (3.6m x 3.6m)

Window to rear aspect, radiator and decorative fireplace.

### Kitchen 15'9" x 6'7" (4.8m x 2m)

Window and door to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit. Fitted oven and hob. Radiator.



### Shower Room 8'9" x 6'7" (2.7m x 2m)

Window to side aspect. Fitted with a low level wc, wash hand basin with vanity unit and shower cubicle. Built in cupboard housing wall mounted gas central heating boiler. Radiator.

### First Floor Landing

Stairs to first floor.

### Bedroom One 11'10" x 15'1" (3.6m x 4.6m)

Two windows to front aspect and radiator.

### Bedroom Two 13'1" x 8'2" (4m x 2.5m)

Window to rear aspect and radiator.

### Bathroom 13'1" x 7'3" (4m x 2.2m)

Window to rear aspect. Fitted with a low level wc, wash hand basin, shower cubicle and freestanding bath. Radiator.

### Second Floor Bedroom 17'5" x 12'0" (5.3m x 3.7m)

Ceiling window to rear aspect. Built in storage cupboard. Sloping ceilings and radiator.

### Outside

Enclosed courtyard with rear gated access.

### Agents Note

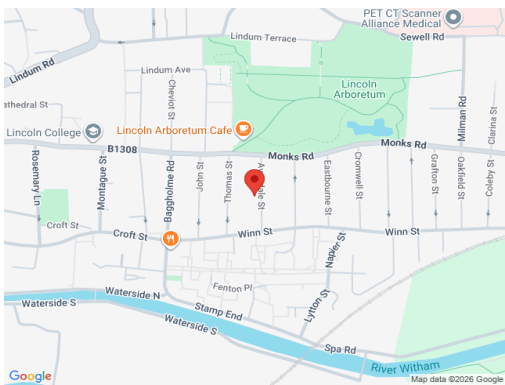
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AVONDALE STREET, LN2 5BL

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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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