



- Three Storey Home
- Second Floor Bathroom
- Private Rear Courtyard
- Popular Residential Area
- Two Reception Rooms
- Requires Some Modernisation
- Being Sold With No Onward Chain
- Call Today To View!

Florence Street, Lincoln, LN2 5LR
£125,000





Starkey&Brown are delighted to offer for sale this three bedroom terraced home, ideally positioned on Florence Street, just a short walk from Lincoln city centre. Offered to the market with the added benefit of no onward chain, this property presents an excellent opportunity for first-time buyers, investors or developers looking to modernise and add value in a highly convenient city location. The accommodation briefly comprises of two reception rooms, including a comfortable living room to the front aspect and a separate dining room, providing flexible living and entertaining space. To the rear of the property is a fitted kitchen with scope for further improvement to suit the next owner's tastes. To the first floor there are two well-proportioned bedrooms, together with a family bathroom. A further staircase leads to the second floor, where there is a third bedroom benefitting from access to useful eaves storage. Externally, the property benefits from a low-maintenance rear courtyard garden. Florence Street enjoys an excellent position within easy walking distance of Lincoln city centre, the University of Lincoln, Brayford Waterfront and Lincoln Central railway station. A fantastic range of local amenities including shops, supermarkets, restaurants, leisure facilities and excellent transport links are all close by, making this an ideal location for those seeking the convenience of city centre living. Council tax band: A. Freehold.



Access is via a door directly into the living room

Living Room

10' 11" x 10' 11" (3.32m x 3.32m)

Having a uPVC double-glazed window to the front aspect, carpet flooring and a radiator. Access leading into the hall.

Hall

Staircase leading to the first floor. Further access into the dining room.

Dining Room

11' 10" x 10' 11" (3.60m x 3.32m)

Having a uPVC composite door leading to the rear courtyard, carpet flooring, under-stairs storage cupboard and a radiator.

Kitchen

10' 0" x 5' 1" (3.05m x 1.55m)

Having fitted with a range of matching base and wall units with worktops, a stainless steel sink with mixer tap, a freestanding electric oven with four-ring gas hob, tiled splashback, space and plumbing for appliances, a uPVC double-glazed window to the side aspect and a radiator.

First Floor Landing

Carpet flooring and staircase leading to the second floor.

Bedroom 1

10' 11" x 10' 11" (3.32m x 3.32m)

Having a uPVC double-glazed window to the front aspect, carpet flooring and a radiator.

Bedroom 3

9' 8" x 5' 2" (2.94m x 1.57m)

Having a uPVC double-glazed window to the rear aspect, carpet flooring and a radiator.

Bathroom

9' 8" x 5' 9" (2.94m x 1.75m)

Three-piece suite comprising a panelled bath with overhead shower, low-level WC, wash hand basin, and a frosted double-glazed window to the rear aspect, wooden flooring, a radiator, and a storage cupboard with shelving.

Second Floor Landing

Provides access bedroom 2.

Bedroom 2

15' 4" x 10' 11" (4.67m x 3.32m)

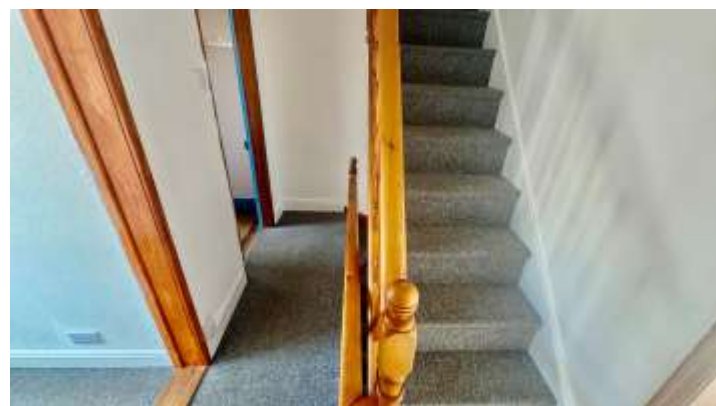
Having a uPVC double-glazed window to the rear aspect, wooden flooring and a radiator. Access to eaves storage.

Outside Rear

Courtyard with an outbuilding and side gate access.

Outside Front

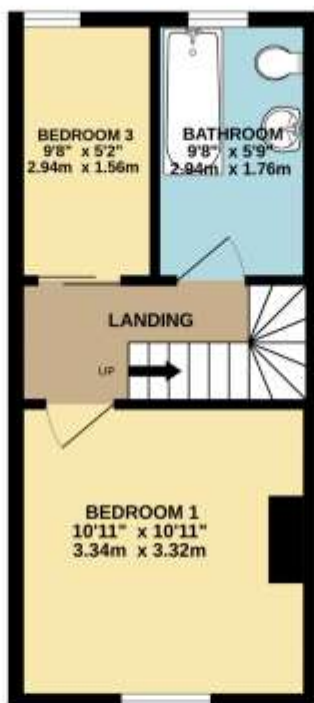
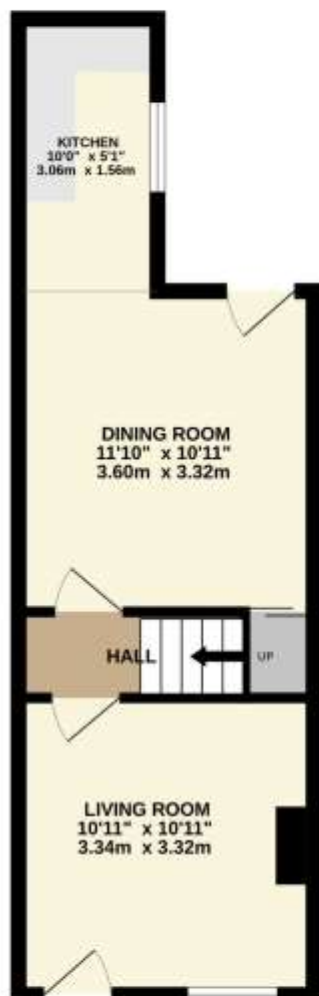
On-street parking.



GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.

2ND FLOOR
188 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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