



Ellison Street, Lincoln



£120,000

- Mid-Terrace House
- Two Bedrooms
- NO ONWARD CHAIN
- Virtual Viewing Available
- Popular City Location
- Two Reception Rooms
- uPVC Double Glazing & Gas Central Heating
- EPC Rating D



TWO BEDROOM Mid-Terrace House located in close to Lincoln's City Centre. Perfectly positioned within walking distance of the local Shops, Schools, Doctors and host of other amenities.

The accommodation on offer comprises Living Room, Dining Room, Kitchen and Bathroom to the ground floor. To the first floor there are Two Bedrooms. Externally the property offers a enclosed courtyard garden to the rear. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with **NO ONWARD CHAIN**.

Living Room 13'4" x 10'7" (4.1m x 3.2m)

With uPVC window to the front aspect, featured cast iron fireplace with a marble hearth and radiator.

Dining Room 9'8" x 7'8" (2.9m x 2.3m)

With uPVC window to the rear aspect, built in under stairs storage cupboard, stairs rising to the first floor and radiator.



Kitchen 8'6" x 7'8" (2.6m x 2.3m)

With uPVC window to the side elevation, stainless steel sink and drainer unit with mixer tap inset to roll edge work surfaces with matching cupboards and drawers at ground and eye level, integrated oven with hob and extractor fan, space and plumbing for a washing machine, ceramic wall and floor tiles.

Utility Room

With uPVC double glazed door to the rear aspect, space for tumble dryer and fridge freezer.

Bedroom One 10'7" x 11'4" (3.2m x 3.5m)

With uPVC double glazed window to the front aspect, built in storage cupboard, wall mounted air conditioning unit and radiator.

Bedroom Two 9'9" x 8'1" (3m x 2.5m)

With uPVC window to the rear aspect, built in storage cupboard, loft access and radiator.

Outside

To the front of the property there is on street parking and to the rear there is a low maintenance paved yard, panel fence perimeters with side gated access.

Agents 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
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



ELLISON STREET

TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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