



- Superb West End Location
- Period Terraced House
- Three Bedrooms
- Two Bathrooms
- Low Maintenance Courtyard

Gresham Street, West End, LN1 1PZ
Monthly Rental Of £1,195





Starkey&Brown are pleased to offer for let this period home located West End of Lincoln. The accommodation comprises 2 reception rooms, a large kitchen and a downstairs bathroom with a 3-piece bathroom suite. Rising to the first floor are 3 bedrooms, with the master measuring having its own en-suite shower room. Externally, there is a low-maintenance rear garden which is mostly paved. Council tax band: A, EPC Rating: D, Holding Deposit: £275, Deposit: £1378.



Access via private passageway

Having two external doors connecting the front and rear of the property, a single radiator, and an internal door into the main residence.

Inner Hallway

Gives access to the lounge and dining room. Stairs rising to the first floor.

Lounge

11' 8" x 11' 8" (3.55m x 3.55m)

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



Dining Room

12' 0" x 11' 8" (3.65m x 3.55m)

Having a radiator, a uPVC double-glazed window to the rear aspect, alcove storage, and access to an understairs storage cupboard and into the:

Kitchen

13' 10" x 6' 4" (4.21m x 1.93m)

Having a range of base and eye-level units with counter worktops, a wall-mounted gas central heating boiler, a 4-ring gas hob with an extractor hood over, an integrated oven, a uPVC double-glazed window to the side aspect, and an external door to the rear garden. Space and plumbing for further appliances. Access to:

Downstairs Bathroom

6' 1" x 10' 1" (1.85m x 3.07m)

Having a low-level WC, a pedestal hand-wash basin unit, a radiator, a bath tub with a showerhead over, and a uPVC double-glazed obscured window to the side aspect.



First Floor Landing

Access to bedrooms and loft with insulation, no ladder.

Master Bedroom

12' 11" max x 15' 2" max (3.93m x 4.62m)

Having 2 uPVC double-glazed windows to the rear aspect, a built-in wardrobe, and a radiator. Access to:

En-Suite Shower Room

Shower cubicle, a low-level WC, a heated towel rail, an extractor unit, and original loft access.



Bedroom 2

8' 11" x 9' 2" (2.72m x 2.79m)

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

Bedroom 3

11' 11" x 5' 10" (3.63m x 1.78m)

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

Outside Rear

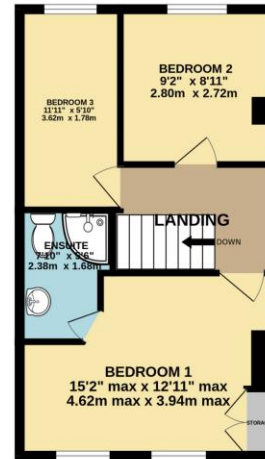
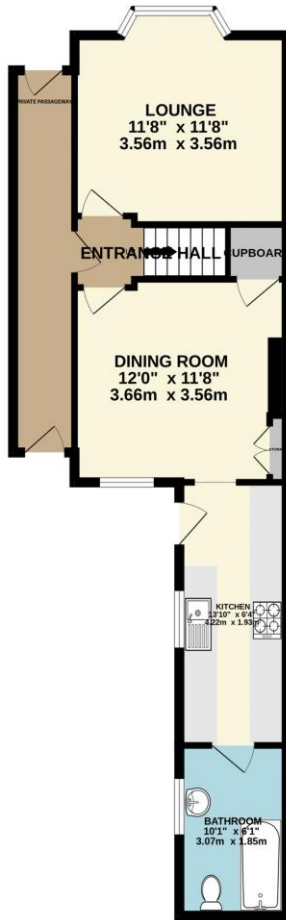
Enclosed garden with fenced perimeters, being mostly paved and is enclosed.





GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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