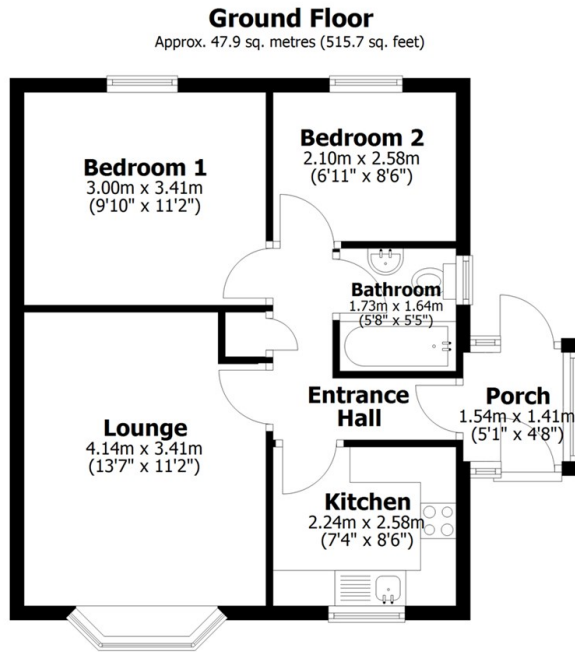




## 14 St. Catherines Court, Lincoln, LN5 8NX

Asking Price £135,000

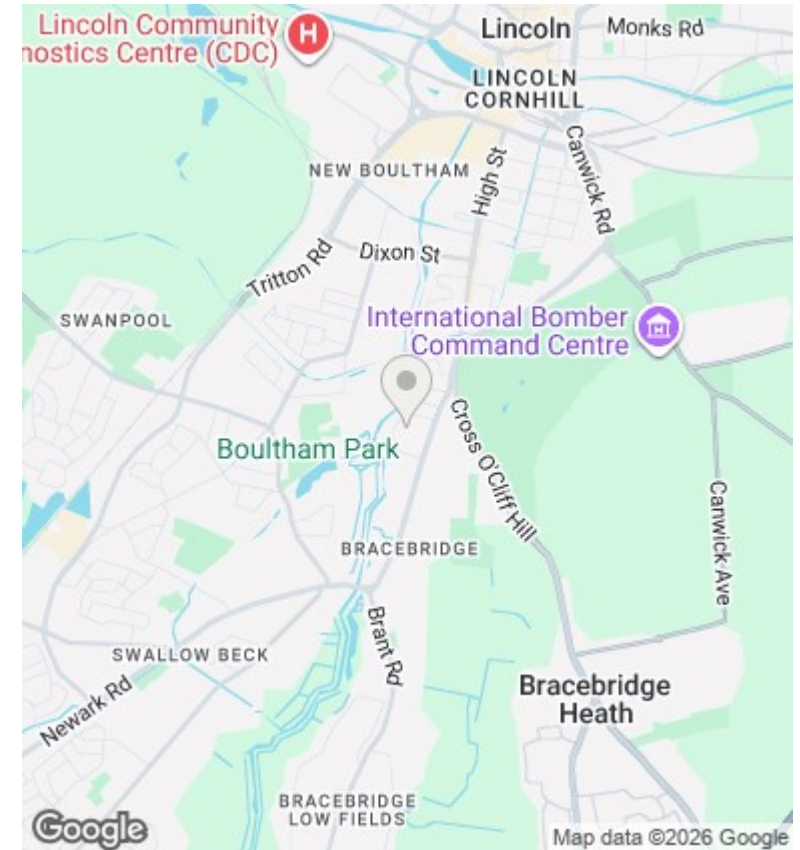
- Semi Detached Two Bedroom Bungalow
- Bathroom
- Large non overlooked rear garden
- EPC Rating D
- Well presented, some cosmetic updating required
- Private Driveway Parking
- No Onward Chain
- Lounge and Fitted Kitchen
- Gas Central Heating
- Council Tax Band A



Total area: approx. 47.9 sq. metres (515.7 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and any compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.

Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         | 77        |
| (55-68)  | D | 67                      |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | EU Directive 2002/91/EC |           |