



Cromwell Street, Lincoln



£130,000

- *NO ONWARD CHAIN*
- Mid Terrace House
- Three Double Bedrooms
- Courtyard Garden
- Modernisation Required
- Accommodation over Three Floors
- Freehold
- EPC Rating TBC



Offered with no onward chain is this Three Bedroom Mid Terraced House situated in a central position just off Monks Road. The property is set over 3 floors with the front door leading into the front reception room which leads through to the second reception room and further gives access to the kitchen as well as the downstairs shower room. The first floor offers TWO double bedrooms with the second floor holding the Third double bedroom and upstairs bathroom. The exterior benefits from an enclosed rear garden.

Lounge

12'0" x 10'9" (3.7m x 3.3m)

With the entrance door and bay window to the front aspect, radiator and stairs rising to the first floor.

Dining Room

12'0" x 11'9" (3.7m x 3.6m)

With a window to the rear aspect and access to storage.

Kitchen

12'8" x 6'3" (3.9m x 1.9m)

With a window to the side aspect. Range of base and eye level units, sink with drainer and hob.

Shower Room

12'8" x 6'3" (3.9m x 1.9m)

With a window to the side aspect. Corner shower cubicle, hand wash basin and low level WC.



First Floor Landing

With stairs to the ground floor and stairs rising to the second floor.

Bedroom One

11'9" x 11'0" (3.6m x 3.4m)

With a window to the front aspect and radiator.

Bedroom Two

11'5" x 9'0" (3.5m x 2.7m)

With a window to the rear aspect and radiator.

Second Floor Landing

With stairs to the first floor.

Bedroom Three

11'9" x 11'0" (3.6m x 3.4m)

With a window to the front aspect, access to storage and radiator.

Bathroom

11'9" x 5'6" (3.6m x 1.7m)

Fitted with a low level wc, wash hand basin, panelled bath and radiator.

Outside

To the rear of the property is a gravel garden and patio area.

Agents Note

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.

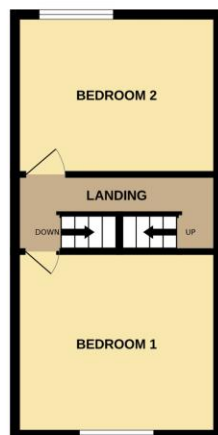


Floorplan

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



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TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested as to their operability or efficiency can be given.

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