

Buy. Sell. Rent. Let.



Norfolk Street, Lincoln



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When it comes to
property it must be


lovelle



Asking Price £127,500



A three-bedroom mid-terraced home located in the ever-popular West End of Lincoln, offering fantastic potential for improvement. The property requires full modernisation throughout and is ideal for investors or buyers looking to add value. Accommodation comprises two reception rooms, kitchen, ground floor bathroom and three well-proportioned bedrooms. Enclosed rear garden and on-street parking.

Key Features

- Three-bedroom mid-terraced house
- Located in the popular West End of Lincoln
- Full renovation project / requires modernisation throughout
- Bay-fronted lounge
- Two reception rooms
- Ground floor bathroom
- Three well-proportioned bedrooms
- Enclosed rear garden
- On street parking
- Ideal investment or development opportunity
- EPC rating G
- Tenure: Freehold



Offered for sale with no onward chain is this three-bedroom mid-terraced property, situated within the sought-after West End area of Lincoln. Requiring a full scheme of renovation, this property presents an excellent opportunity for investors, developers or buyers looking to create a home to their own specification.

The ground floor accommodation comprises a bay-fronted lounge, a separate dining room and a fitted kitchen, with access through to the ground floor bathroom. The layout offers scope for reconfiguration, subject to the necessary consents, to create more modern open-plan living if desired.

To the first floor are three well-proportioned bedrooms, all offering good space and natural light.

Externally, the property benefits from an enclosed rear garden, while to the front there is on-street parking available.

Located within close proximity to Lincoln city centre, local amenities and transport links, this property is ideally positioned for both resale and rental purposes once improved.

Lounge

3.66m x 3.3m (12'0" x 10'10")

Bay-fronted reception room with feature fireplace. A bright space with good proportions, requiring refurbishment.

Dining Room

3.28m x 3.59m (10'10" x 11'10")

Second reception room with built-in storage and access through to the kitchen. Ideal for formal dining or potential open-plan living.

Kitchen

2.04m x 3.63m (6'8" x 11'11")

Fitted with a range of wall and base units. In need of updating, with access through to the rear and bathroom.

Bathroom

1.98m x 2.02m (6'6" x 6'7")

Ground floor bathroom fitted with a three-piece suite, requiring modernisation.

Bedroom one

3.66m x 3.64m (12'0" x 11'11")

Spacious double bedroom.

Bedroom two

2.65m x 2.4m (8'8" x 7'11")

Good-sized second bedroom.

Bedroom three

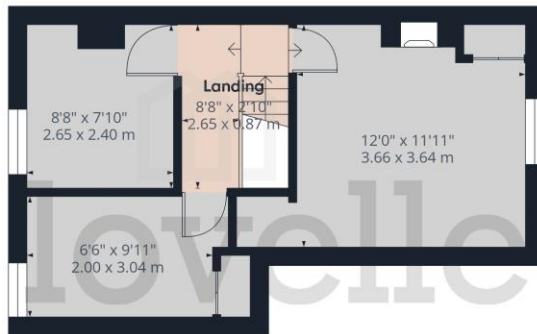
2m x 3.04m (6'7" x 10'0")

Single bedroom, ideal as a home office or nursery.

Garden

To the rear is an enclosed garden, offering potential for landscaping. To the front, on-street parking is available.



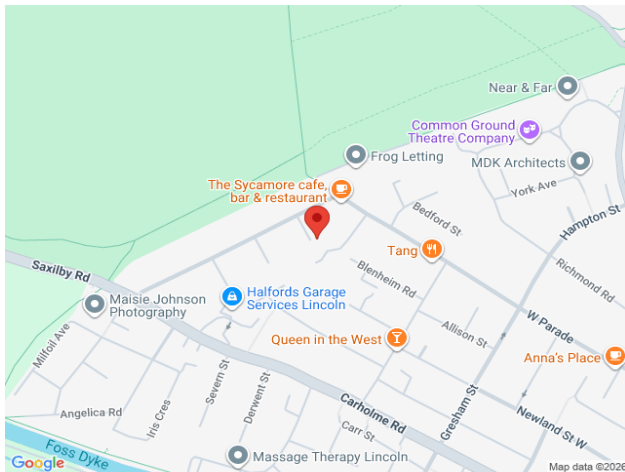


Approximate total area[®]
747 ft²
69.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

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