

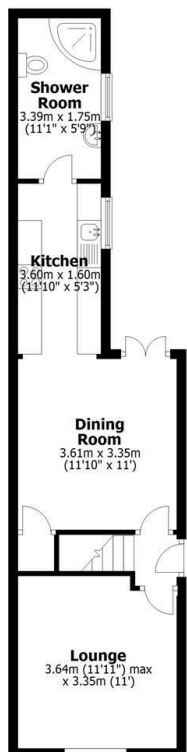


## 18 Smith Street, Lincoln, LN5 8HY

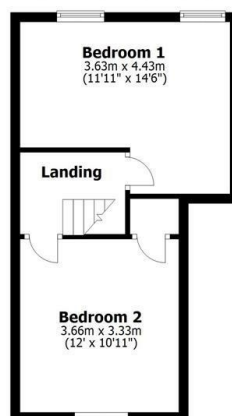
Asking Price £135,000

- Two Double Bedrooms
- Downstairs large Shower Room
- Fantastic Rental Investment or First Time Buy
- Council Tax Band A
- Two Reception Rooms
- Gas Central Heating
- No Onward Chain
- Fully Fitted Kitchen
- City Centre Location
- EPC Rating C

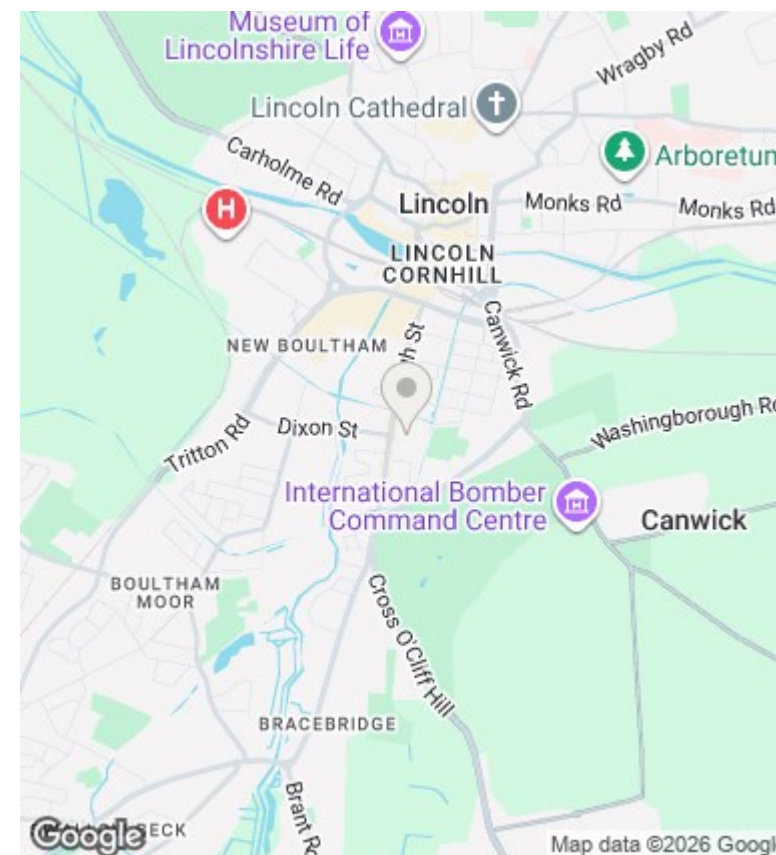
**Ground Floor**  
Approx. 39.6 sq. metres (426.1 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (338.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.3 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

C

