



Gray Street, Lincoln, LN1 3HH

welcome to

Gray Street, Lincoln

A fantastic opportunity to purchase a well presented three bedroom terraced property situated close to the historic Bailgate and all relevant amenities. Boasting no onward chain, two reception rooms and a low maintenance rear garden, early internal viewing is highly advised.



Entrance Hall

Access via double glazed front door, doors into most ground floor rooms and stairs rising to first floor.

Dining Room

Double glazed window to front and radiator to wall.

Living Room

Double glazed sliding doors to rear garden, radiator to wall.

Kitchen

Double glazed window to side, kitchen comprising a range of floor and wall based cupboards, sink with drainer, hob with extractor fan, electric oven, plumbing for washing machine and space for fridge freezer.

Bedroom One

Double glazed window to front and radiator to wall.

Bedroom Two

Double glazed window to front and radiator to wall.

Bedroom Three

Double glazed window to rear and radiator to wall.

Bathroom

Double glazed window to rear, wc, wash hand basin, bath with wall mounted shower and radiator to wall.

Rear Garden

Fully enclosed rear garden, very low maintenance with single gate to rear for access to and from the garden.



view this property online williamhbrown.co.uk/Property/LCR123563



welcome to

Gray Street, Lincoln

- WELL PRESENTED THREE BEDROOM HOME
- CLOSE TO A RANGE OF AMENITIES
- HIGHLY SOUGHT AFTER LOCATION
- BEING OFFERED WITH NO ONWARD CHAIN
- TWO RECEPTION ROOMS

Tenure: Freehold
EPC Rating: C
Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR123563



Property Ref:
LCR123563 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk