



Coleby Street, Lincoln



£120,000

- Three Bedroom Mid-Terraced House
- Ideal For Investors Or First Time Buyers
- New Central Heating Throughout
- Three Good Sized Bedrooms
- Downstairs Bathroom
- Low Maintenance Garden
- Freehold
- EPC rating F



Located just off Monks Road in the heart of Lincoln, this well-presented Three Bedroom Mid-Terraced house is an excellent opportunity for both investors and first-time buyers.

The property features two spacious reception rooms, kitchen and a modern downstairs bathroom. To the first floor are three bedrooms. Outside, the property benefits from on street parking and a low-maintenance garden.

Early viewing is recommended to appreciate all this property has to offer.

Entrance Hall

With entrance door and staircase.

Lounge

11'3" x 11'2" (3.4m x 3.4m)

With window to the front aspect of the property, fireplace and radiator.

Dining Room

12'4" x 11'2" (3.8m x 3.4m)

With window to the rear aspect of the property, fireplace and radiator.

Kitchen

12'5" x 6'5" (3.8m x 2m)

With window to the rear aspect. Fitted wall and base units with worktop over, stainless steel sink, space for oven hob and extractor, space for fridge freezer, tiled flooring and door to the rear garden.



Downstairs Bathroom

6'5" x 5'7" (2m x 1.7m)

With window to the side aspect. Fitted with a three piece suite including panelled bath, wash hand basin and low level flush wc.

Bedroom One

11'2" x 11'2" (3.4m x 3.4m)

With window to the rear aspect of the property and radiator.

Bedroom Two

13'9" x 7'0" (4.2m x 2.1m)

With window to the front aspect of the property and radiator.

Bedroom Three

9'9" x 7'4" (3m x 2.2m)

With window to the front aspect of the property.

Outside

With on street parking available to the front of the property and a low maintenance courtyard garden to the rear.

Flying Freehold

Please note that this property may be subject to a flying freehold.

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.

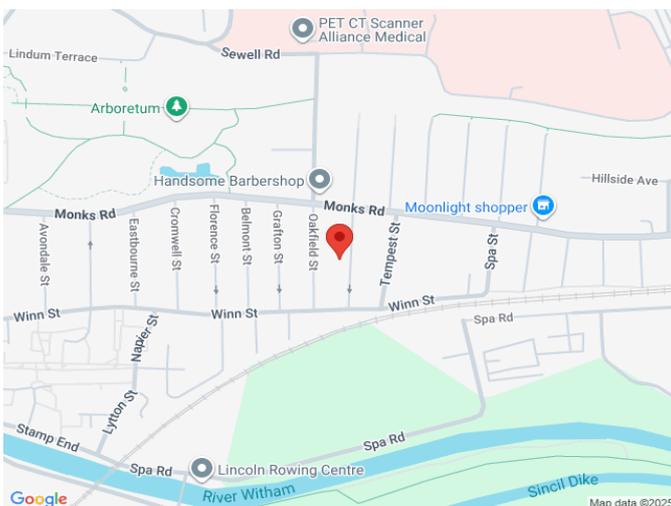


Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 29 F | |
| 1-20 | G | | |



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