

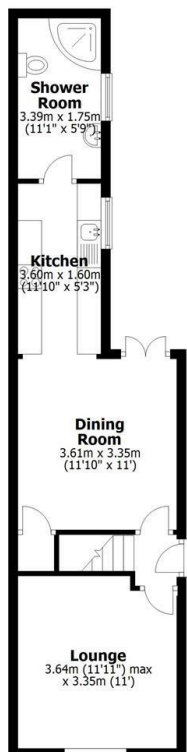


18 Smith Street, Lincoln, LN5 8HY

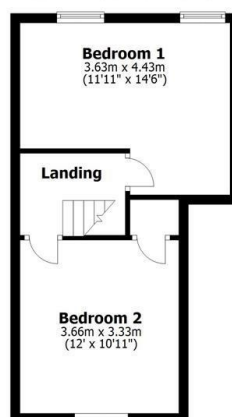
Asking Price £125,000

- Two Double Bedrooms
- Downstairs large Shower Room
- Well Presented Throughout
- Council Tax Band A
- Two Reception Rooms
- Gas Central Heating
- No Onward Chain
- Fully Fitted Kitchen
- City Centre Location
- EPC Rating C

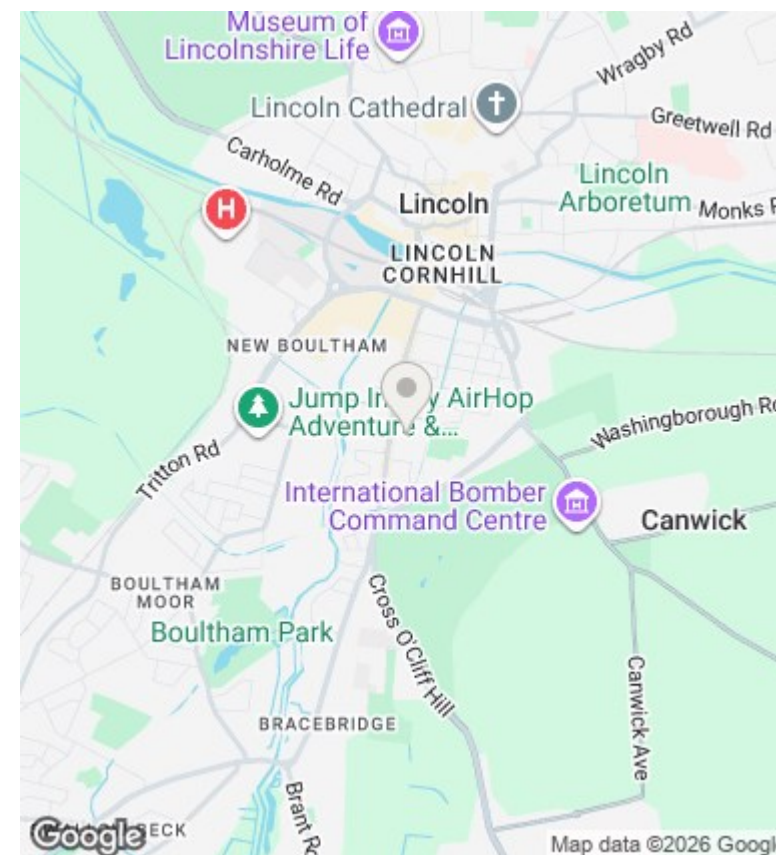
Ground Floor
Approx. 39.6 sq. metres (426.1 sq. feet)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	