





- Bay Fronted Town House
- Perfect First Home Or Investment
- Three Good Size Bedrooms
- Lounge With Bay Window
- Modern Kitchen & Bathroom
- GCH & uPVC Double Garden
- CHAIN FREE!
- Call Today To View

Frederick Street, Lincoln, LN2 5NL
Offers Over £140,000

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE



PERFECT FIRST HOME OR INVESTMENT PROPERTY! Starkey&Brown are pleased to offer for sale this bay-fronted town house located within the popular Monks Road area of Lincoln. The property has accommodation which briefly comprises an entrance hallway, lounge with bay window to the front aspect, a separate dining room, a modern kitchen, a bathroom, first floor landing and three good sized bedrooms. Outside the property has an enclosed courtyard garden to the rear. The property is being offered for sale with NO CHAIN. Call today to arrange a viewing. Council tax band: Freehold.





Entrance Hallway
Having a composite side entrance door and stairs rising to the first floor.

Lounge
12' 10" into bay x 11' 10" max (3.91m x 3.60m)
Having a walk-in bay window to the front aspect, a modern electric fireplace, a radiator, a picture rail, and ornate coving.



Dining Room
11' 6" max x 10' 11" (3.50m x 3.32m)
Having an ornamental stone fireplace, a radiator, a coved ceiling, and an understairs storage cupboard.

Kitchen
8' 0" x 6' 5" (2.44m x 1.95m)
Having a range of matching wall and base units, marble effect slim profile work surfacing, a single drainer sink unit with mixer taps over and tiled splashbacks, an electric cooker point, space for additional appliances, laminate wood-effect flooring, a radiator and door to garden.



Bathroom
Having a three-piece suite comprising a panelled bath with electric shower appliance and a shower screen over, wash hand basin set in vanity unit, low-level WC, laminate wood-effect flooring, a radiator, part tiled walls, a storage cupboard, LED downlights and an extractor.

First Floor Landing

Bedroom 1
11' 4" max x 10' 11" (3.45m x 3.32m)
Having a window to rear with views over adjacent rooftops and beyond, a built-in wardrobe with access to loft, an airing cupboard housing a central heating boiler, a radiator, and a coved ceiling.

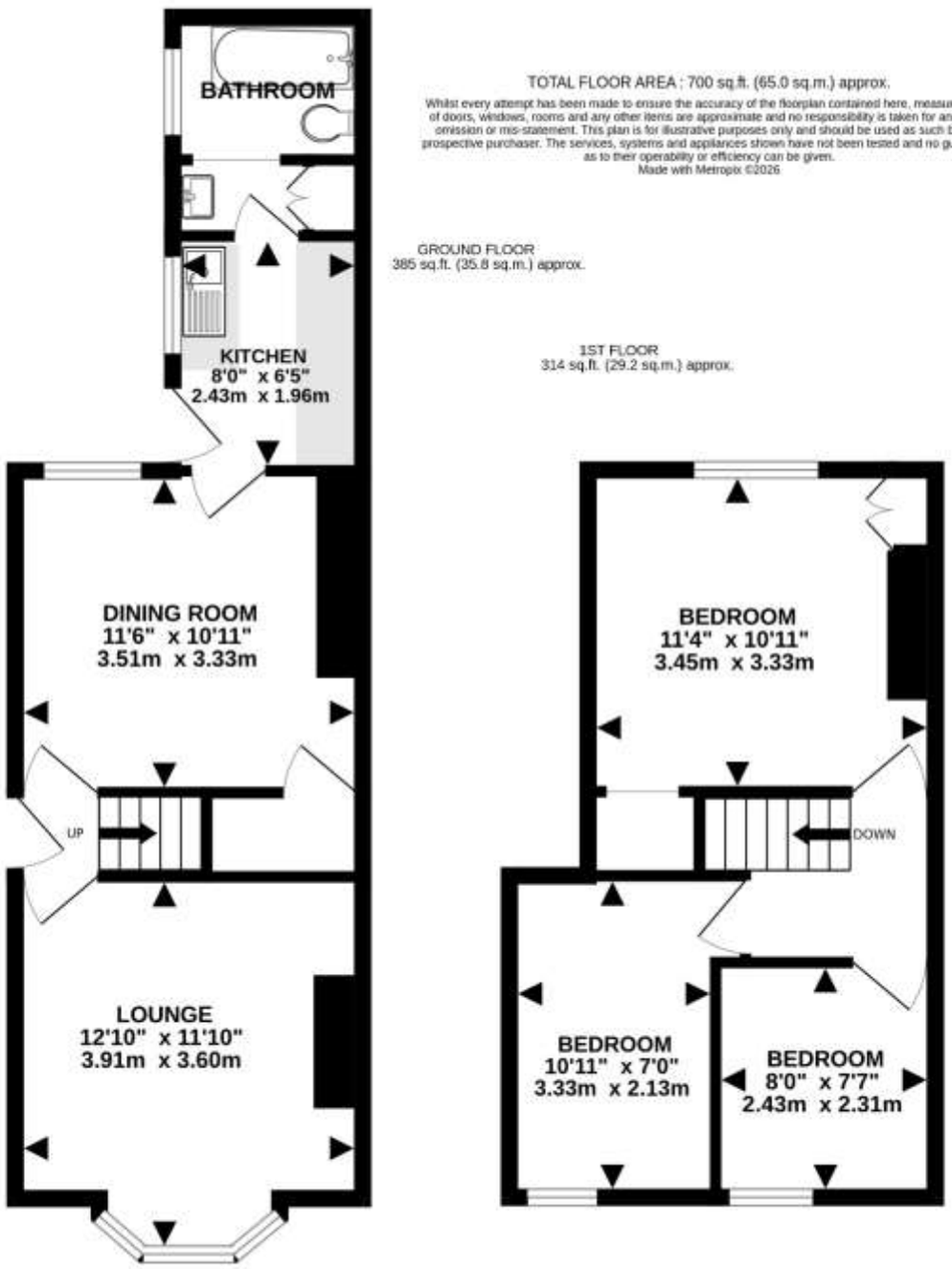


Bedroom 2
10' 11" x 7' 0" min (3.32m x 2.13m)
Having a radiator and a coved ceiling.

Bedroom 3
8' 0" x 7' 7" (2.44m x 2.31m)
Having a radiator and a coved ceiling.

Outside Rear
To the rear of the property, there is an enclosed concrete courtyard garden.





TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

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 as to their operability or efficiency can be given.
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GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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