



- Two Double Bedrooms
- Living Room & Dining Room
- Sold With No Onward Chain
- Modern Bathroom
- Refurbished Throughout
- Rear Courtyard
- Sought After Location
- Call Today To View!

Victoria Street, West Parade, LN1 1HU  
£145,000





**SOLD WITH NO ONWARD CHAIN!** Starkey&Brown is delighted to present this well-presented two-bedroom terraced home located on Victoria Street within the popular West End area of Lincoln. This property would make an excellent first-time buy or investment opportunity. Accommodation briefly comprises a living room, a separate dining room, a fitted kitchen, and a newly refurbished bathroom on the ground floor. Rising to the first floor, there are two double bedrooms, with the master bedroom having a built-in wardrobe. Externally, the property has a courtyard garden providing a low-maintenance outdoor space. There is one permit parking to the front of the property. Further benefits of the property include gas central heating and uPVC double-glazing throughout. The seller has recently done a range of improvement works. These include a new bathroom, new carpets, remedial work on the chimney, and a damp proof course. Up-to-date EICR. Victoria Street is situated within Lincoln's sought-after West End area, offering a wide range of local amenities including shops, a public house, takeaways, and cafes. Walking distance to the University of Lincoln, Brayford Marina, the Uphill area, and Lincoln city centre. Council tax band: A. Freehold.



## uPVC composite door leading into:

### Living Room

12' 8" x 10' 0" (3.86m x 3.05m)

A uPVC double-glazed window to the front aspect, carpeted, a decorative fireplace, a radiator, two wall mounted lights, a storage cupboard housing a meter and an electric point. Access to:



### Dining Room

12' 8" x 10' 8" (3.86m x 3.25m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, staircase to the first floor and an understairs storage cupboard housing electric meter. Open access to:



### Kitchen

12' 3" x 5' 7" (3.73m x 1.70m)

Having a range of wall and base units with countertops, a stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, space for a tumble dryer, part tiled walls, laminate flooring, LED lighting, an integrated electric oven with 4-ring electric hob, a wall-mounted boiler - recently serviced with a gas safety check, a uPVC double-glazed window to the side aspect, a radiator and a uPVC door leading to the side rear.

### Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

Recently refurbished. Three-piece suite comprising a low-level WC, a wash hand basin with under storage, panelled bath with overhead shower, laminate flooring, a frosted double-glazed window to the rear, a chrome towel radiator, laminate flooring, an extractor fan and mermaid board.



### First Floor Landing

Carpeted and a uPVC double-glazed window. Access to bedrooms.

### Bedroom 1

12' 8" x 10' 0" (3.86m x 3.05m)

Having a uPVC double-glazed window to the front aspect, loft access, a built-in wardrobe, carpeted, and a radiator.

### Bedroom 2

11' 4" x 10' 8" (3.45m x 3.25m)

Having a uPVC double-glazed window to the rear aspect, carpeted and a radiator.

### Outside Front

Permit parking.

### Outside Rear

Low maintenance paved courtyard. Gate to side access. Part fenced and part brick wall.

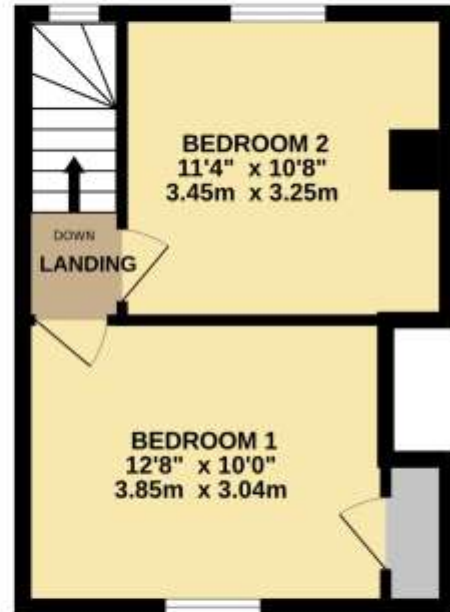
### Agents Note

The seller has recently done a range of improvement works. These include a new bathroom, new carpets, remedial work on the chimney, and a damp proof course. Up-to-date EICR.



GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 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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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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