



Coulson Road, Lincoln



£120,000

- Mid-Terraced House
- Three Bedrooms
- In Need Of Modernisation
- NO ONWARD CHAIN
- Popular Location
- Two Reception Rooms
- Freehold
- EPC rating TBC



*** IN NEED OF MODERNISATION *** THREE BEDROOM Terraced house located in the heart of Lincolns City Centre. Ideally located within walking distance of the Morrisons Supermarket, Lincoln St Peter at Gowts Church of England Primary School and a host of other amenities. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Dining Room, Lounge, Kitchen and Bathroom to the ground floor. To the first floor there are Three Bedrooms. Outside the property to the rear there is an enclosed paved garden with flowered borders and shed.

Entrance Hall

External door leading into shared side passage with access to street and stairs to the first floor.

Dining Room

11'10" x 11'10" (3.6m x 3.6m)

Window to rear aspect and radiator.

Lounge

11'10" x 10'11" (3.6m x 3.3m)

Window to front aspect, feature fireplace and radiator.



Kitchen

10'4" x 7'1" (3.1m x 2.2m)

External door and window to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer with mixer tap, space for freestanding cooker, space and plumbing for washing machine and space for fridge freezer.

Bathroom

10'8" x 7'1" (3.3m x 2.2m)

Window to side aspect and fitted with panel bath, shower cubicle, low level WC, wash hand basin, electric heater and radiator.

Landing

Access to roof space.

Bedroom One

10'11" x 15'0" (3.3m x 4.6m)

Window to front aspect, storage cupboard and radiator.

Bedroom Two

11'10" x 8'6" (3.6m x 2.6m)

Window to rear aspect and radiator.

Bedroom Three

10'4" x 7'1" (3.1m x 2.2m)

Window to rear aspect, combi boiler and radiator.



Outside

To the rear of the property there is an enclosed paved garden with flowered borders and shed.

Flying Freehold

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

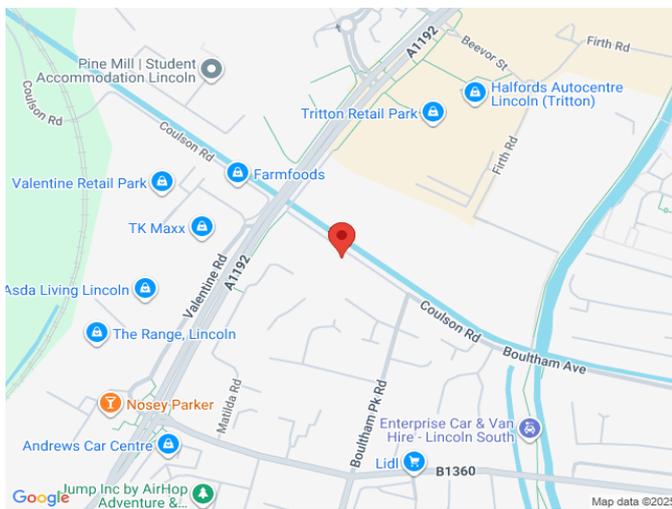
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Floorplan



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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Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk