



Florence Street, Lincoln



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£145,000

- No Chain
- Ideal For First Time Buyer/Investor
- Well Presented Throughout
- Two Double Bedrooms & Loft Room
- Kitchen/Diner
- On Street Parking
- Freehold
- EPC rating D



A well-presented Two bedroom terraced house within walking distance to Lincoln city centre. Ideal for first-time buyers or investors alike, this property offers lounge, kitchen/diner, utility room and downstairs bathroom. With two double bedrooms on the first floor and a good-sized loft room on the second floor with its own WC. The property further benefits from on street parking and a low maintenance garden to the rear.

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

With access to the entrance door and window to the front aspect.

Kitchen/Diner 10'10" x 11'10" (3.3m x 3.6m)

With a window to the rear aspect, a range of eye and base level units with worktops over, oven and hob with extractor over and sink with drainer unit.

Utility Room 6'7" x 5'4" (2m x 1.6m)

With a window to the side aspect and door leading to the rear garden.

Bathroom

With a window to the side aspect, low level wc, wash hand basin and panelled bath with shower over.



Landing

With access to stairs leading to the ground and second floor.

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

With a window to the rear aspect and radiator.

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

With a window to the front aspect and radiator.

Loft Room 17'9" x 11'9" (5.4m x 3.6m)

With a window to the rear aspect, access to stairs leading to the first floor and radiator.

WC

With a low level wc and wash hand basin.

Outside

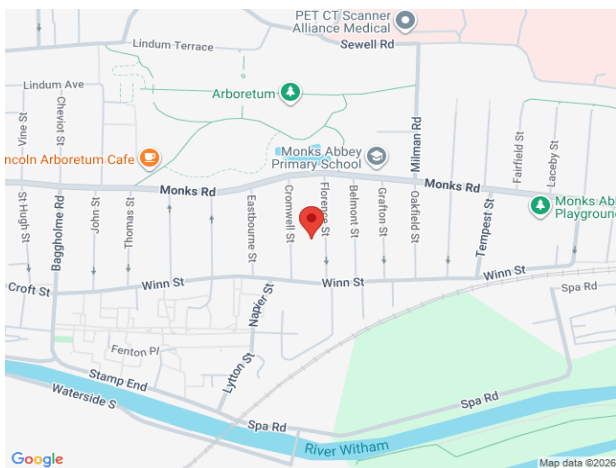
A low maintenance garden to the rear.

Agents Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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