







Dixon Street, Lincoln, Lincolnshire

Asking Price £119,000

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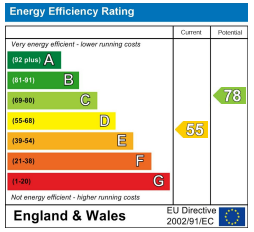
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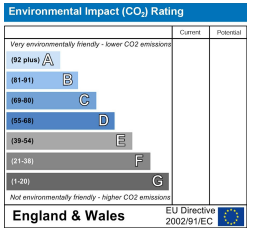
House - Mid Terrace

2 Bedrooms, 1 Bathroom

Asking Price £119,000

- Bay Fronted Home
- FTB or Investment Opportunity
- Two Reception Rooms
- First Floor Bathroom
- Rear Courtyard Garden
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - A





Two bedroom bay fronted home situated close to Lincoln City Centre making for an ideal FTB or investment opportunity. Briefly comprising of an entrance passage and enclosed courtyard with outbuilding, two reception rooms, kitchen, two bedrooms and a bathroom. Sold with no onward chain.

Dixon Street gives easy access to the High Street for local shops, schooling and amenities as well as easy access to into the city centre.

EPC Rating - D
Council Tax Band - A
Tenure - Freehold

Entrance
Composite side door onto carpet flooring, ceiling light and stairs rising to the first floor.

Living Room
12'10" x 12'4" (max measurements).
PVC bay to the front aspect, exposed wood flooring, pendant fitting, radiator and a gas fire with hearth and surround.

Dining Room
12'2" x 12'0"
PVC window to the rear, wood effect laminate flooring, light fitting and a radiator. Under stairs storage cupboard houses the mains consumer unit and electric meter.







Kitchen
12'0" x 6'9"
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space and plumbing for a washing machine with further space for a freestanding fridge freezer. PVC side door and window, light fitting, tiled flooring, radiator and the wall mounted Worcester combination boiler.

Stairs / Landing
Carpet flooring, pendant fitting and a radiator. Access to the loft via a fitted pull down ladder, benefitting from partial boarding, light and power.

Bedroom
12'2" x 12'0"
PVC window to the rear with exposed wood flooring, light fitting, radiator an an in-built storage cupboard.

Bedroom
8'2" x 8'1"
PVC window to the front with exposed wood flooring, pendant fitting and a radiator.

Bathroom
11'1" x 6'11"
WC, pedestal wash basin and a panel bath with Bristan electric shower over. Wood effect laminate flooring, PVC front window, radiator and a light fitting.

Outside
The front offers a small walled entrance garden with gated access to the shared passageway.
To the rear is an enclosed courtyard with borders for planting and a brick storage shed.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Martin & Co Lincoln Sales
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
01522 503727 . lincoln@martinco.com

01522 503727

http://www.martinco.com

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman