

FOR SALE



Henley Street, Lincoln
Asking Price Of £120,000


MARTIN & CO



Henley Street, Lincoln

2 Bedrooms, 1 Bathroom

Asking Price Of £120,000

- Spacious Kitchen Diner
- Low Maintenance Rear Garden
- Rear Outlook of Allotments
- On Road Parking Available
- Off High Street Location

Two bedroom terraced home situated just off Lincoln high street within easy access to local amenities. Comprising internally of an entrance hall, lounge, kitchen diner, two bedrooms and a bathroom. Externally there is a low maintenance garden with on road parking available to the front.

Henley Street is located just off Lincoln high street within easy reach of local amenities to include shops and schooling. There is a regular bus service in and out of the city centre.

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

ENTRANCE HALL PVC side entrance door, carpet flooring, pendant fitting and an under stairs storage cupboard.

KITCHEN/DINER 15' 8" x 7' 2" (4.793m x 2.199m)
Base and eye level units with roll edge worksurfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for a freestanding cooker, further space for a fridge freezer and also plumbing for a washing machine. Laminate flooring, radiator, two light fittings, PVC windows to the rear and a PVC door, wall mounted Vaillant combination boiler.



LOUNGE 15' 7" x 10' 4" (4.760m x 3.170m) PVC window to the front aspect, carpet flooring, radiator, wall and ceiling lighting, electric feature fire with hearth and surround. Mains consumer unit plus gas and electric meters housed.

STAIRS/LANDING Carpet flooring, radiator, pendant fitting and loft hatch access.

BEDROOM 13' 3" x 10' 4" (4.041m x 3.167m) measured to fitted wardrobes. Carpet flooring, pendant fitting, radiator, PVC window to the front aspect, storage cupboard and fitted sliding mirrored wardrobes.

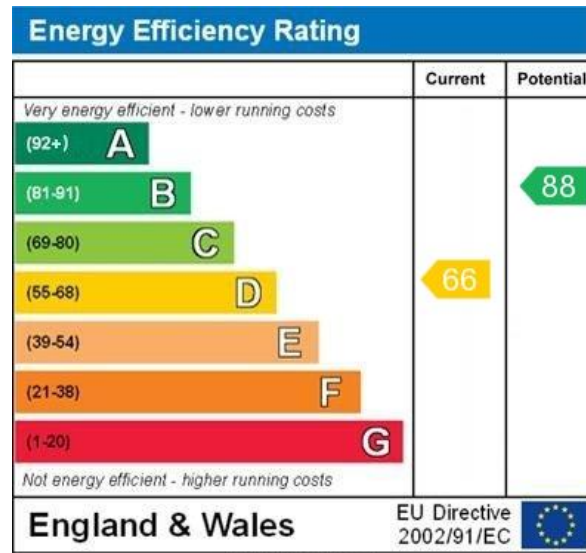
BEDROOM 12' 8" x 7' 2" (3.877m x 2.203m) Carpet flooring, pendant fitting, radiator, PVC window to the rear aspect and a storage cupboard.

BATHROOM 10' 5" x 6' 2" (3.191m x 1.891m) Low level WC, vanity sink, panel bath with electric shower over, vinyl flooring, double storage cupboard, PVC window to the rear, radiator and a light fitting.



OUTSIDE The front has on road parking available with access to the accommodation via a shared passageway. The rear offers a low maintenance garden with a patio and artificial lawned areas, fully enclosed with a water supply, gated access to the front and backing onto the allotments.

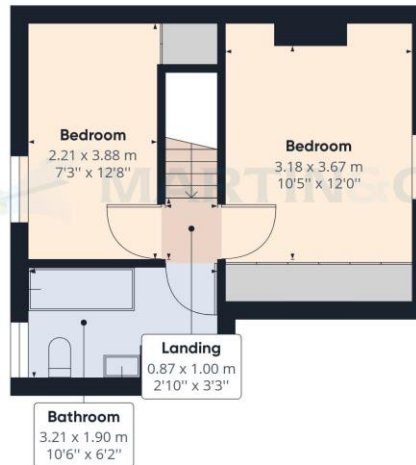
FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements 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.



WWW.EPC4U.COM



Floor 0



Floor 1

Approximate total area⁽¹⁾

61.42 m²
661.12 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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