



**Thesiger Street, Lincoln**

**£40,000**

  
**MARTIN & CO**

Thesiger Street, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£40,000

Date Available:

Deposit:

null

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- City Centre Location
- Full Renovation Required
- Shared Passage
- Sold with No Onward Chain
- EPC - E / Council Tax Band - A
- Tenure - Freehold

Two bedroom terraced home being offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Property requires full renovation throughout. Sold with no onward chain.

Two bedroom terraced home being offered for sale through the Modern Method of Auction which is operated by Iamsold Limited. Property requires full renovation throughout. Sold with no onward chain. Comprising internally of an entrance, living room, dining room, kitchen and WC, two bedrooms and a shower room. Please see our Virtual Tour for assistance with internal condition.

Thesiger Street is just a short walk from Lincoln High Street with a variety of local amenities plus regular transport routes in and out of the City Centre.

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

**Entrance**  
 Side entrance door with stairs rising to the first floor.

**Living Room**  
 11'9" x 11'0"  
 Single glazed window to the front, pendant fitting, radiator and a fireplace with hearth and surround.

**Dining Room**  
 12'3" x 11'9"  
 PVC rear window, gas fire with surround, pendant fitting, radiator plus an under stairs cupboard housing the mains consumer unit.

**Kitchen**  
 10'6" x 6'5"  
 Base level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven and gas hob, space and plumbing for a washing machine with further under counter and freestanding appliance space. Light fitting, single glazed side window and a wall mounted Ravenheat gas boiler.

**Rear Hall**  
 Light fitting and PVC side door.

**Cloakroom**  
 5'5" x 4'4"  
 1.676 x 1.333  
 WC and wash basin, single glazed window to the rear, light and extractor.

**Stairs / Landing**  
 with pendant fitting.

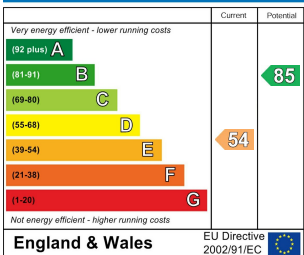
**Bedroom**  
 12'3" x 11'8"  
 Single glazed window to the rear aspect, radiator, pendant fitting, carpet flooring and an inbuilt wardrobe giving access to the loft hatch.

**Bedroom**  
 8'5" x 8'1"  
 2.566 x 2.486  
 Single glazed window to the front, pendant fitting and a radiator.

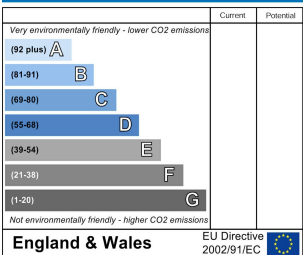
**Shower Room**  
 11'3" x 6'9"  
 Single glazed window to the front aspect, light fitting, radiator, pedestal wash basin and a single cubicle with electric shower.

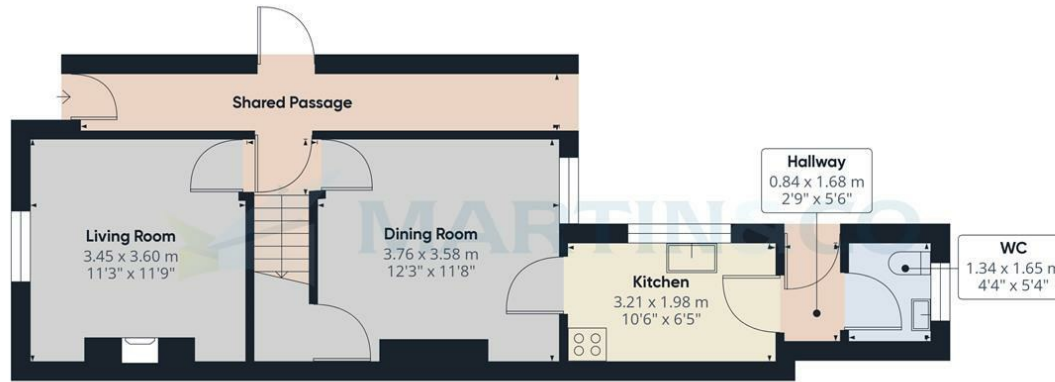
**Outside**  
 To the front is on road permit parking. The shared passageway gives access to both the property and the gated rear courtyard.

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
74.85 m<sup>2</sup>  
805.68 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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, sellers(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.