



Foster Street, Lincoln

£125,000


MARTIN&CO

Foster Street, Lincoln

House - Mid Terrace
2 Bedrooms, 2 Bathroom

£125,000

Date Available:
Deposit:
null

- Ideal FTB or Investment Opportunity
- Off High Street Location
- Rear Courtyard with Storage
- Spacious Bedrooms
- Gas Central Heating and PVC DG
- Permit Parking Available
- EPC Rating - E
- Council Tax Band - A / FREEHOLD

Traditional bay fronted period property situated within Foster Street, just off Lincoln High Street allowing for convenient access into the city centre. Comprising internally of an entrance hall, living room, kitchen and utility, two double bedrooms and a family bathroom. Sold with no onward chain.



Traditional bay fronted period property situated within Foster Street, just off Lincoln High Street allowing for convenient access into the city centre. Comprising internally of an entrance hall, living room, kitchen and utility, two double bedrooms and a family bathroom. Externally benefitting from a rear courtyard with two storage sheds and power. On road permit parking is available to the front. Sold with no onward chain.

Foster 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 - E
Council Tax Band - A
Tenure - Freehold

Entrance Hallway
PVC door, laminate flooring, pendant fitting and stairs rising to the first floor. Mains consumer unit and electric meter are housed.

Living Room
13'11" x 13'1" (max measurements)
PVC bay fronted window, laminate flooring, feature fireplace with hearth and surround, radiator, ceiling and wall lighting.

Kitchen
11'4" x 10'8" (max measurements)
Base and eye level units with roll edge worksurfaces and an inset sink and drainer. Fitted oven, electric hob and extractor over, under counter appliance space, PVC window to the rear, laminate flooring, lighting and a Drayton thermostatic control.

Utility Room
8'8" x 5'10"
Base units with roll edge worksurfaces and an inset Belfast sink. Undercounter space and plumbing for a washing machine, radiator, laminate flooring, PVC window and door to the side, light fitting, Ideal heat only gas boiler and an understairs storage cupboard.

Stairs / Landing
Carpet flooring, pendant fitting, airing cupboard housing the hot water cylinder and header tank, loft hatch access with a pull down ladder and partial boarding.

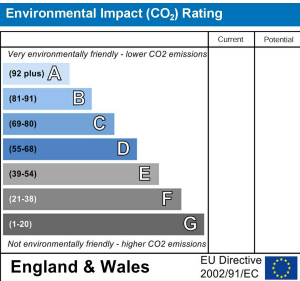
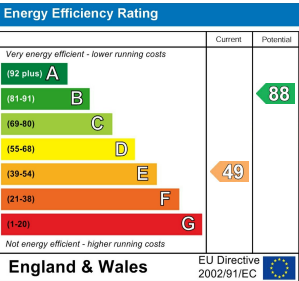
Bathroom
9'3" x 5'10"
Low level WC, pedestal wash basin and a P shaped shower bath with electric shower over. Laminate floor tiles, PVC window to the side aspect, spot lit ceiling, heated towel rail and partial wall tiling.

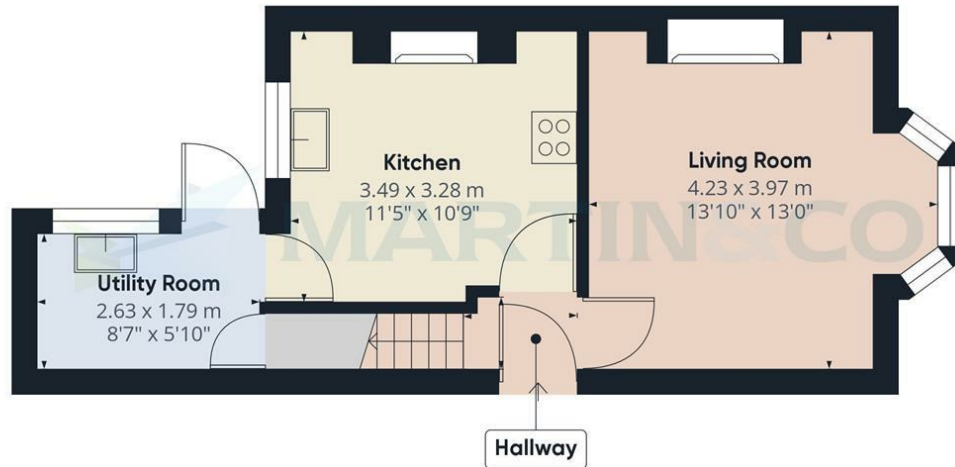
Bedroom
11'6" x 10'5" (max measurements)
PVC window to the rear, radiator, carpet flooring and a pendant fitting.

Bedroom
13'0" x 11'5" (max measurements)
PVC window to the front, radiator, carpet flooring and a pendant fitting.

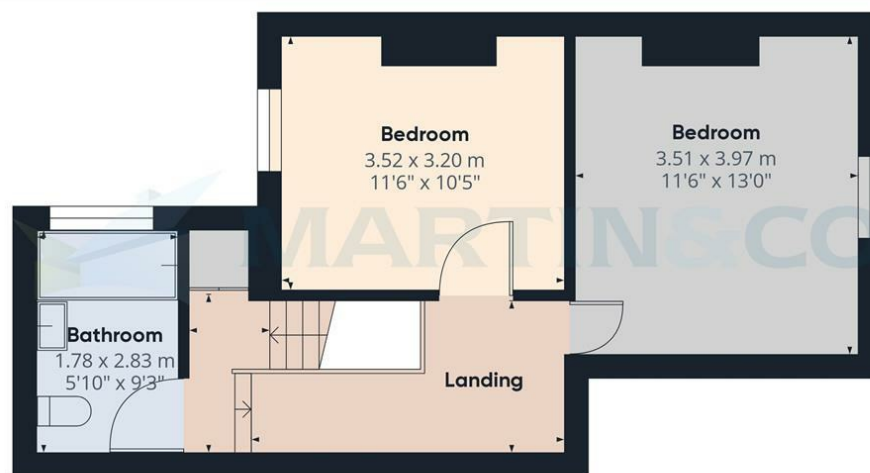
Outside
The front has on road permit parking available with access to the accommodation via a shared passageway. The rear offers a low maintenance courtyard with a decking and gravel, fully enclosed with gated access to the front. Two storage sheds benefitting from an independently fused power supply.

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.





Floor 0



Floor 1



Approximate total area¹⁸

70.5 m²

758.85 ft²

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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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.

