



Bargate, Lincoln, Lincolnshire

£150,000


MARTIN & CO

Bargate, Lincoln, Lincolnshire

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£150,000

Date Available:

Deposit:

null

- Modern and Well Presented Home
- Ideal FTB or Investment Purchase
- Third Floor Loft Room
- Enclosed Courtyard
- Close to Local Amenities
- Tenure - Freehold
- Council Tax Band - A
- EPC Rating - D

Two bedroom mid-terraced home positioned conveniently just off Lincoln High Street for plentiful local amenities. Making for an ideal first time or investment purchase, viewings are highly recommended to truly appreciate all that this property has to offer.



Two bedroom mid-terraced home positioned conveniently just off Lincoln High Street for plentiful local amenities. Making for an ideal first time or investment purchase, viewings are highly recommended to truly appreciate all that this property has to offer. This modern and well presented property briefly comprises internally of an living room, spacious kitchen and ground floor bathroom, two bedrooms, first floor WC and a third floor loft room. Externally offering an enclosed courtyard to the rear and on street parking to the front.

Bargate is located just off Lincoln High Street, offering easy access to local amenities, schooling, shops and on a regular bus route.

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

Entrance Hall
PVC side entrance door, pendant fitting, feature slate flooring and stairs rising to the first floor.

Living Room
13'4" x 10'4"
PVC sash window to the front, wood effect laminate flooring, pendant fitting and a radiator. Wood burning stove with tiled hearth and oak surround plus fitted dresser style storage housing the gas meter.

Kitchen
14'1" x 10'1"
Bespoke handmade rustic kitchen with base and eye level units, solid wood work surfaces and an inset Belfast sink. Boasting a five ring gas cooker with inset oak beam above, space and plumbing for a washing machine plus further space for a freestanding fridge freezer. Feature slate flooring, PVC sash rear window, spot lit ceiling, radiator and a lit storage cupboard housing the mains consumer unit and electric meter.

Rear Hall
7'7" x 5'0"
PVC side bi-fold doors leading to the courtyard, feature slate flooring, radiator, spot lit ceiling and a storage cupboard housing the Baxi combination boiler.

Bathroom
8'5" x 5'6"
Low level WC, pedestal wash basin and a P shaped bath with luxury overhead rainfall thermostatic shower. Feature slate flooring, PVC side window, radiator, light and extractor.

Stairs / Landing
Carpet flooring, pendant fittings, radiator, PVC rear facing sash window and stairs rising to the loft room with storage below.

Bedroom
13'4" x 10'2"
PVC sash window to the front aspect, carpet flooring, radiator and a pendant fitting. Feature decorative original fireplace and a spacious wardrobe built in.

Cloakroom
6'2" x 2'7"
Low level WC, vanity wash basin, vinyl flooring and a pendant fitting.

Bedroom
11'1" x 7'11"
PVC sash window to the rear aspect, carpet flooring, radiator and a pendant fitting.

Stairs / Landing
Carpet flooring, wall lighting and storage cupboard to the eaves.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
		61
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2

Approximate total area^m

82.56 m²
888.67 ft²

Reduced headroom

1.57 m²
16.89 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.