

**Henley Street, Lincoln**

**£130,000**

  
**MARTIN & CO**

Henley Street, Lincoln

Mid-Terrace House - Mid Terrace  
2 Bedrooms, 1 Bathroom

£130,000

- Ideal FTB or Investment Purchase
- Two double bedrooms
- Two Reception Rooms
- New kitchen and Flooring throughout
- Rear Courtyard and Outsheds
- \_Freehold
- Council Tax Band - A
- EPC RATING D

Two bedroom mid terrace home on Henley Street, making for an ideal FTB or investment purchase. Comprising of a lounge, dining room, kitchen, two bedrooms and a family bathroom. Enclosed rear courtyard and on road parking. Walking distance to local amenities.



Two bedroom mid terrace home on Henley Street, making for an ideal FTB or investment purchase. Comprising of a lounge, dining room, kitchen, two bedrooms, and a family bathroom. Enclosed rear courtyard and on road parking. Walking distance to local amenities.

**Entrance Hall**

PVC double glazed entrance door, carpet flooring, a light fitting, fire alarm and stairs to the first floor.

**Living Room**

PVC double glazed window to the front aspect, carpet flooring, a light fitting, radiator, and low level cupboard housing the gas meter.

**Kitchen**

Base and eye units with laminate wood effect worktops, a stainless steel sink drainer, induction hob and electric oven, with extractor over, space for a fridge freezer and washing machine. PVC double glazed window and back door to the side



aspect, vinyl flooring, a light fitting, radiator and loft hatch.

### Dining Room

PVC double glazed window to the rear aspect, carpet flooring, a light fitting, radiator, heating controls, and storage cupboard housing the electric meter, and consumer unit.

### Stairs / Landing

Carpet flooring, a light fitting, loft hatch access and a storage cupboard.

### Bedroom

PVC double glazed window to the rear

aspect, carpet flooring, a light fitting, and a radiator

### Bedroom

PVC window to the front aspect, carpet flooring, a light fitting, and a radiator.

### Bathroom

A low level wc, vanity sink, and bath with electric shower over. PVC double glazed window to the front aspect, vinyl flooring, a light fitting, radiator, and extractor fan.

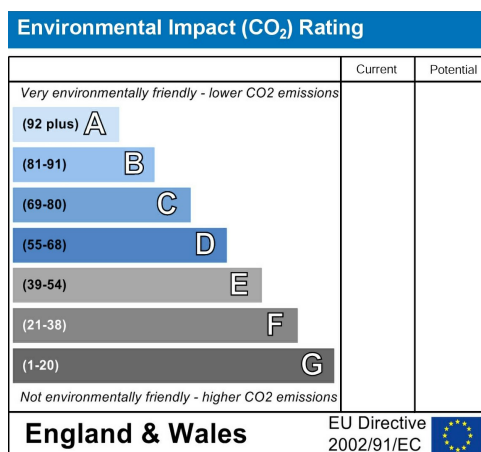
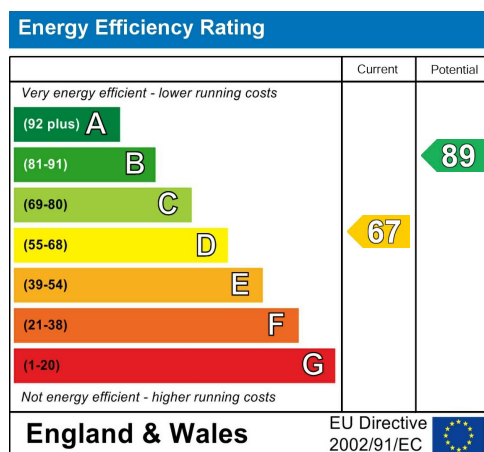
### Outside Space

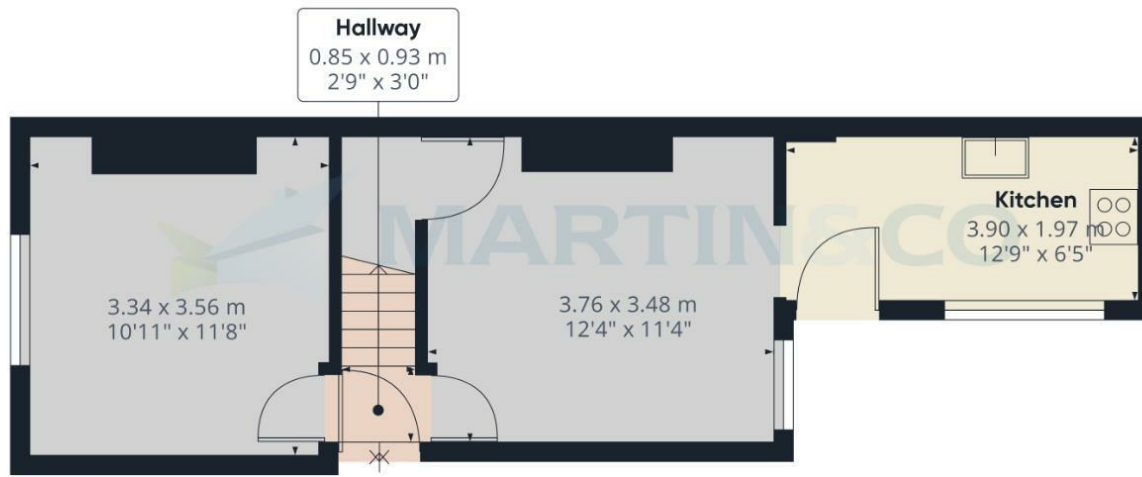
The fully enclosed south-facing garden is mostly block paved, with an artificial grass

area and two storage sheds. Side gate access to shared passage way.

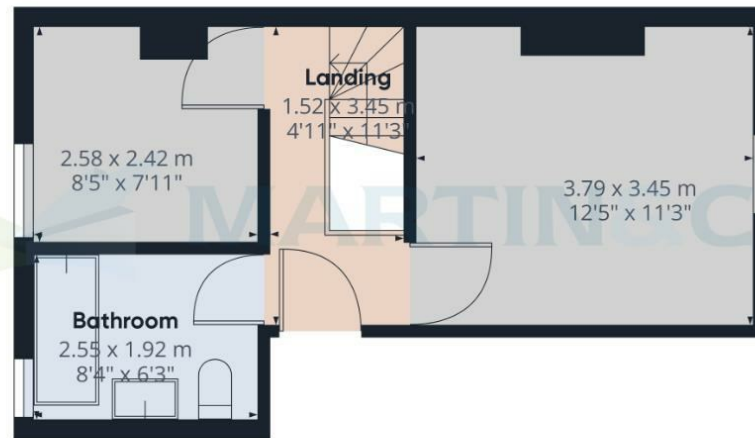
### Fixture & Fittings

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 area<sup>8</sup>**  
62.83 m<sup>2</sup>  
676.24 ft<sup>2</sup>

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.

GIRAFFE360

**Martin & Co Lincoln Lettings**  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**  
**<http://www.martinco.com>**

**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.