



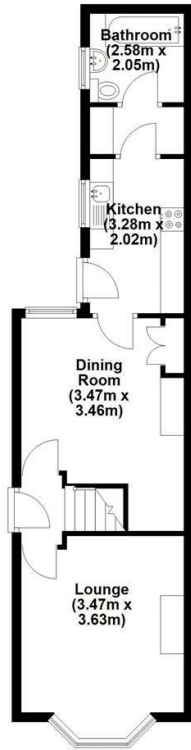
**19 OLIVE STREET**  
**LINCOLN, LN1 3HT**

**£170,000**  
**FREEHOLD**

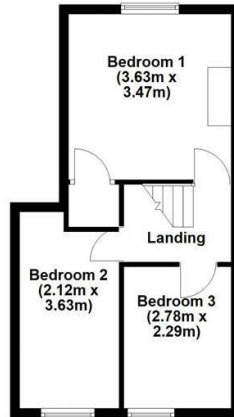
**NO ONWARD CHAIN!** This is a three bedroom, bay fronted, mid-terrace property situated in the uphill area of the City close to the Cathedral & Castle and Bailgate shopping area., with easy access to the city centre and its excellent range of shopping and social facilities. The accommodation comprises; entrance lobby, lounge with bay window, dining room, kitchen, utility and downstairs bathroom; first floor has three bedrooms. A passageway in the terrace provides access to the main entrance door and through to the good size courtyard garden at the rear. There is a useful, traditional storage shed and outside water tap. Permit parking to the road frontage.



**Ground Floor**  
Approx. 42.8 sq. metres (461.2 sq. feet)

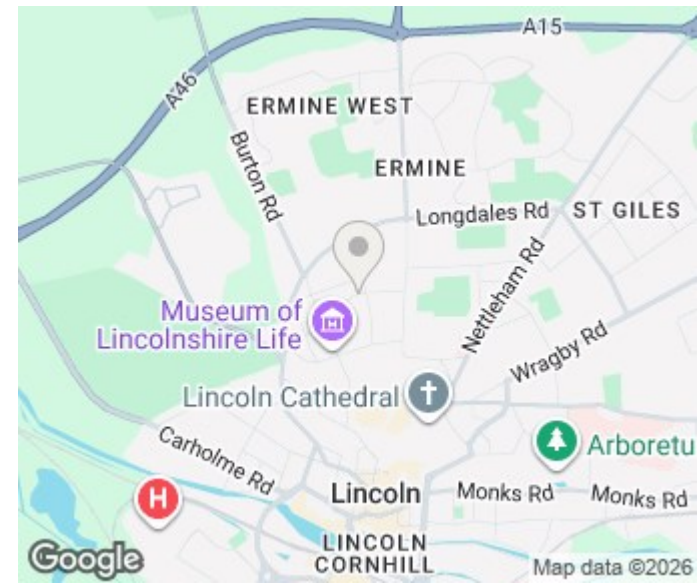


**First Floor**  
Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 76.7 sq. metres (825.4 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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