



King & Co.
ESTATE AGENTS

77 ROMAN WHARF, LINCOLN, LN1 1SN
£185,000





ENTRANCE

Having a part UPVC door leading straight into:

LOUNGE

13' 4" x 12' 6" (4.07m x 3.83 reducing to 3.50m) Having window to the front elevation, gas fire with fire surround, coving and fitted carpet

INNER HALL

Airing cupboard housing the lagged water tank, access to partially boarded loft with fitted loft ladder

KITCHEN

6' 7" x 10' 1" (2.02m x 3.09m) Having a range of base and wall units, LG Fridge Freezer, Beko washing machine, free standing gas cooker, white single drainer sink unit and mixer taps, radiator and glow worthy boiler

BATHROOM

Having a grey suite comprising WC, sink unit and bath, electric heater radiator and fitted carpet.

BEDROOM 1

8' 11" x 11' 5" (2.74m x 3.49m) Having built in wardrobes to one wall, fitted carpet and radiator



BEDROOM 2

9' 1" x 8' 8" (2.78m x 2.65m) Having built in wardrobes to one wall, fitted carpet and radiator

GARAGE

Having up and over door

OUTSIDE

Having a low maintenance front garden, the rear is an enclosed space with plastic store

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

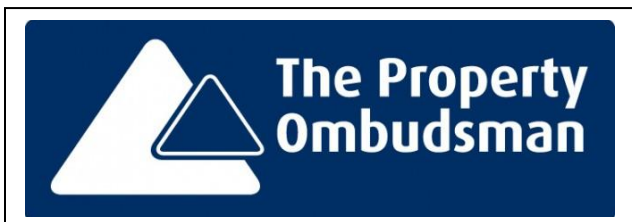
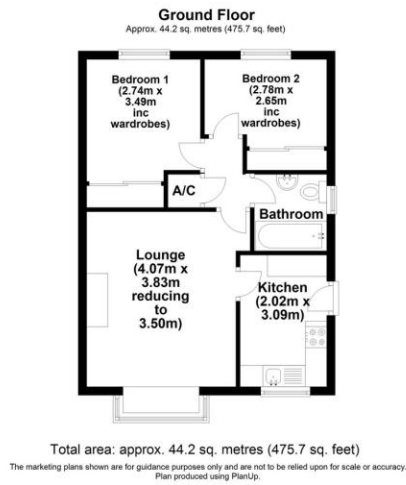
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC