



King & Co.
ESTATE AGENTS

54 ST ANDREWS STREET, LINCOLN, LN5 7UB
£129,950





Entered via a shared passageway off the street into;

ENTRANCE HALL

with laminate flooring

LOUNGE

11' 9" x 11' 1" (3.6m x 3.4m) with laminate flooring and fireplace to one wall

DINING ROOM

11' 9" x 10' 9" (3.6m x 3.3m) having fitted carpet and under stairs cupboard for storage

KITCHEN

5' 2" x 9' 6" (1.6m x 2.9m) Having a range of base and wall units, space for free standing cooker, and fridge freezer and plumbing for automatic washing machine, stainless steel sink unit and drainer.

REAR HALLWAY

housing the Worcester central heating boiler

BATHROOM

with tiled floor, pedestal wash hand basin, low level WC and bath with shower

BEDROOM 1

10' 1" x 10' 3" (3.09m x 3.13m) With fitted carpet and radiator

BEDROOM 2

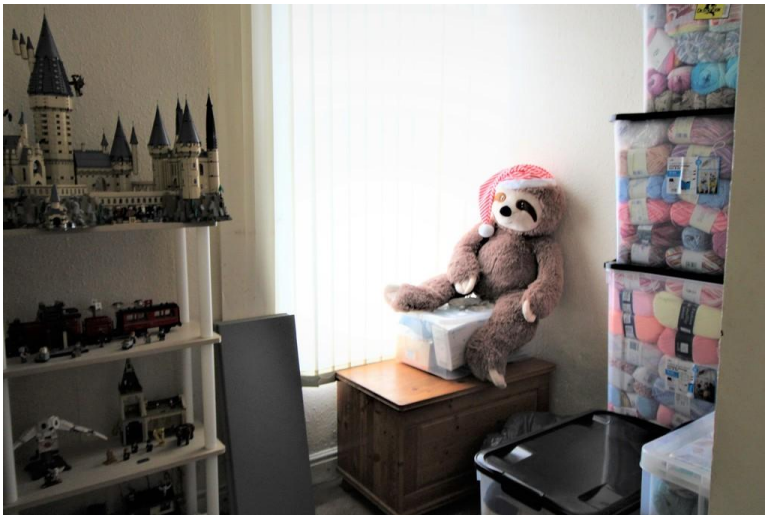
7' 2" x 8' 2" (2.2m x 2.5m) with fitted carpet and radiator

BEDROOM 3

6' 10" x 11' 1" (2.1m x 3.4m) with fitted carpet and radiator

OUTSIDE

There is a yard to the rear of the property having a storage shed



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.

