



King & Co.
ESTATE AGENTS

87 RIPON STREET, LINCOLN, LN5 7NH
£140,000





This spacious town house is entered via UPVC glaze panelled door opening to;

ENTRANCE HALLWAY

With fitted carpet

DINING ROOM

14' 9" x 11' 9" (4.5m x 3.6m) with fitted carpet and electric storage heater leading to

LOUNGE

13' 2" x 11' 5" (4.03m x 3.5m) with fitted carpet, electric storage heater electric coal effect fire

KITCHEN

9' 9" x 7' 1" (2.99m x 2.16m) with a range of fitted base and wall units incorporating a stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, four ring electric hob with oven below, venetian blind, tiled floor

REAR HALLWAY

giving access to the rear door and garden, large double storage cupboard housing hot water cylinder and controls



BATHROOM

having a panelled bath with electric shower over, low suite w.c., pedestal wash hand basin, tiled floor

STAIRCASE

The stairs rise from the Entrance Hallway with fitted Carpet to First Floor Landing, storage cupboard with hanging rail.

BEDROOM

12' 1" x 11' 1" (3.7m x 3.4m) With fitted carpet, electric storage heater



BEDROOM

11' 9" x 9' 6" (3.6m x 2.9m) with fitted carpet, electric storage heater

BEDROOM

8' 2" x 6' 10" (2.5m x 2.1m) with fitted carpet, electric storage heater

OUTSIDE

To the rear of the property is a paved area together with a garden area and rear gate.

SERVICES

Mains electricity water and drainage are connected to the property. Heating is provided by means of electric storage heaters. 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

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.

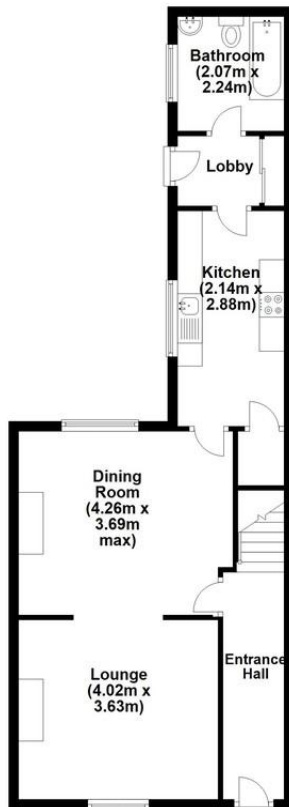
VIEWINGS

Strictly by prior appointment through the Agents office.





Ground Floor
Approx. 58.3 sq. metres (627.0 sq. feet)



Total area: approx. 97.6 sq. metres (1050.9 sq. feet)

The marketing plans shown are for guidance purposes only and are 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+) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

