



King & Co.

95 DIXON STREET, LINCOLN, LN5 8AQ
£185,000



An opportunity to acquire the freehold interest in this Victorian residence offering two self contained flats. The top floor boasts two bedrooms while the ground floor has one bedroom and its own garden. Enjoying a city centre location, the property has the potential to become a sound investment.



- ~ Council Tax Band: A
- ~ Construction: Solid Brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast full fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D64

This Victorian mid-terrace property has been thoughtfully converted into two separate flats, offering versatile living arrangements in a period home. Each flat enjoys its own private entrance, ensuring privacy, and is well-proportioned with comfortable living spaces. Ideally situated in a sought-after location, this home provides easy access to local amenities, transport links, and green spaces, making it an attractive option for homeowners and investors alike.



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.

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

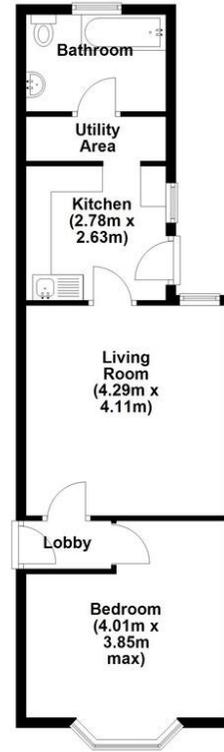
VIEWINGS Strictly by prior appointment through the Agents office on 01522 525255

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.

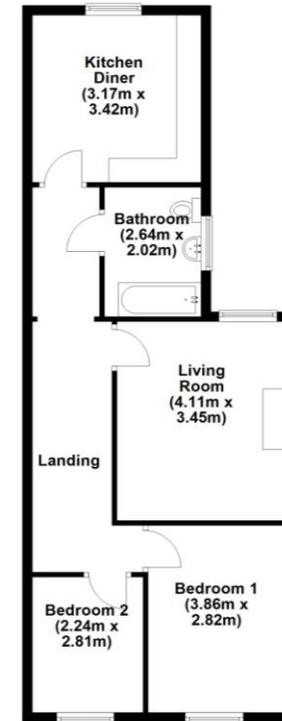




Ground Floor
Approx. 48.5 sq. metres (521.6 sq. feet)



First Floor
Approx. 63.3 sq. metres (681.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	64	75
	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.