Ellison Street, Lincoln, LN5 8QH

william
h brown

welcome to

Ellison Street, Lincoln

Early viewing is strongly recommended for this fantastic investment opportunity with no onward chain, situated within a popular area. Benefitting from a lounge/diner, kitchen, bathroom, two bedrooms and a rear patio garden.

Lounge / Diner
With double glazed window to the front, radiator, stairs rising to first floor and double glazed door to the front.

Kitchen
With double glazed window to the side, double glazed door to the side, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, sink and drainer, hob with extractor fan over and tiling to the floor.

Bathroom
With double glazed window to the side, wc, wash hand basin, corner bath with wall mounted shower, tiling to the walls and floor, heated towel rail and extractor fan.

Bedroom One
With double glazed window to the front and radiator.

Bedroom Two
With double glazed window to the rear, storage cupboard and radiator.

Outside
Property benefits from a low maintenance rear garden which is laid to patio providing ample space for outdoor seating and dining.

welcome to

Ellison Street, Lincoln

- NO ONWARD CHAIN
- TWO BEDROOMS
- LOUNGE/DINER
- REAR PATIO GARDEN
- INVESTMENT OPPORTUNITY

Tenure: Freehold
EPC Rating: C
Council Tax Band: A

£90,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR123700

Property Ref:
LCR123700 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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