



King & Co.
ESTATE AGENTS

4 BERNARD STREET, LINCOLN, LN2 5ND
£129,950





MATERIAL INFORMATION

This property comes under council tax band A with an EPC rating of D55. Parking is available on-street with no permit currently required. Solid brick construction.

This traditional terrace home is entered via glazed panelled timber door opening to;

ENTRANCE LOBBY

Having carpet and stairs rising to first floor.

LOUNGE

12' 1" x 11' 2" (3.69m x 3.41m) With window to front elevation looking out to Bernard Street, chimney breast to part of one wall, radiator, picture rail and carpet.

DINING ROOM

12' 1" x 12' 3" (max) (3.7m x 3.74m (max)) Having window to rear elevation, chimney breast to part of one wall, under stairs storage cupboard, picture rail, radiator and carpet.

KITCHEN

12' 5" x 5' 10" (3.8m x 1.79m) Offering a range of matching fitted units comprising; Stainless steel sink and drainer unit inset to work surface with cupboard and space below for automatic washing machine.

Opposite is a further work surface having 4 ring electric hobs inset with oven below and a range of wall and base units adjacent.



Also with; fitted cupboard housing "Main" gas fired combination boiler, space for under counter fridge, appropriate wall tiling and tiled flooring.

SHOWER ROOM

Having fully tiled corner cubicle shower, low level WC, pedestal wash hand basin, radiator, window to side elevation and tiled flooring.

FIRST FLOOR LANDING

With fitted carpet.

BEDROOM 1

12' 2" x 12' 2" (3.71m x 3.73m) With window to rear elevation looking out over the rear courtyard and outbuilding, over stairs fitted storage cupboard, fitted double cupboard to one side of chimney breast, coving and carpet.



BATHROOM

7' 2" x 9' 10" (2.2m x 3.00m) Bath with wall hung Triton electric shower unit over, low level WC, pedestal wash hand basin, radiator, appropriate wall tiling, fitted double storage cupboard and carpet.

BEDROOM 2

12' 7" x 7' 2" (3.84m x 2.19m) Having window to front elevation, radiator and carpet.



BEDROOM 3

8' 1" x 8' 7" (2.47m x 2.64m) Offering window to front elevation, chimney breast to part of one wall, radiator and carpet.

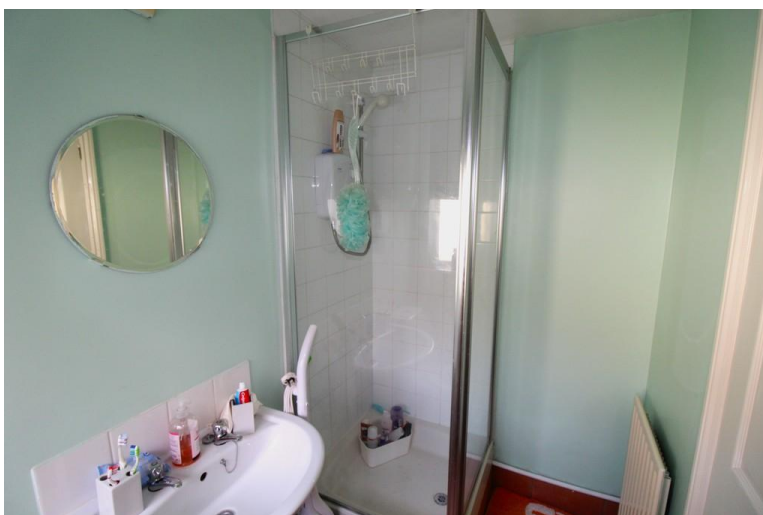
OUTSIDE


Situated towards the entrance of Bernard Street, this traditional terrace is approached via a shared passageway.

The passageway continues down to the enclosed rear courtyard garden. Being laid to concrete with raised flower boarder to one side whilst also giving access to the brick-built garden store. Parking is on-street with no permit needed at this moment in time.

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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

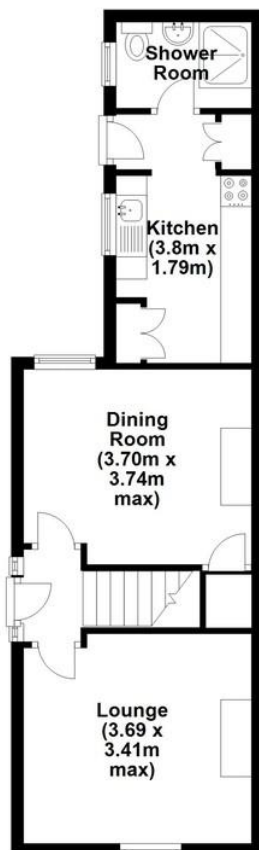
We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

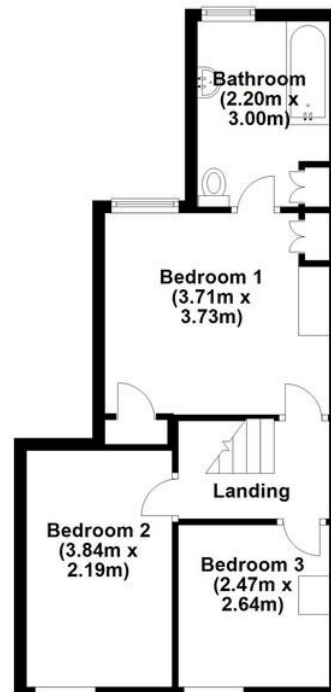
Strictly by prior appointment through the Agents office on 01522 525255



Ground Floor
Approx. 41.2 sq. metres (443.6 sq. feet)



First Floor
Approx. 38.5 sq. metres (413.9 sq. feet)



Total area: approx. 79.7 sq. metres (857.7 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.