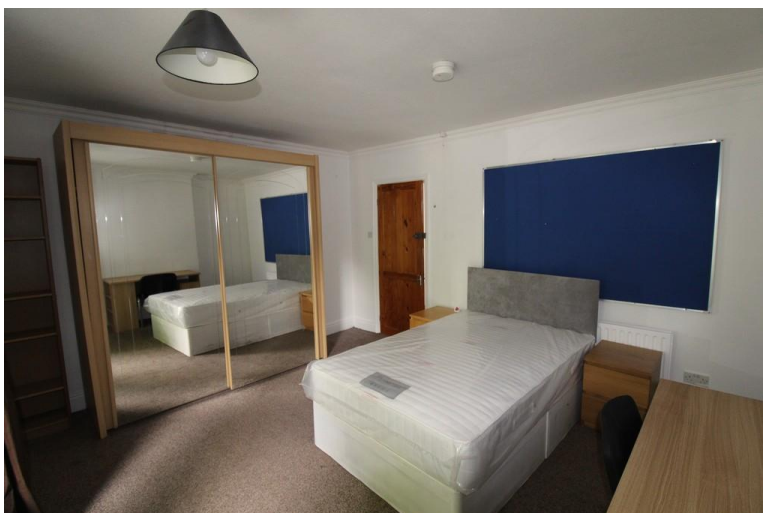




King & Co.

81 HEWSON ROAD, LINCOLN  
LN1 1RZ  
£210,000





### **INFORMATION**

Construction - Solid brick

Council tax band - B

EPC rating D64

Heating - Gas central heating

Utilities - Mains gas, electric, water and drainage

Mobile - mobile coverage available

Broadband - For more information on broadband and mobile coverage go to: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Situated on the edge of Lincoln's ever popular West End, a traditional 3 Bedroom bay fronted Mid Terraced House. The property has well presented accommodation comprising of an Entrance Hall, Lounge with bay window, Dining Room, Large Kitchen. To the First Floor there are Three well appointed Bedrooms and a Bathroom. The property has a low maintenance rear gardens and further benefits from residents permit parking. Viewing is highly recommended.

### **VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255

### **TENURE**

We understand that the property is freehold. Vacant

possession will be given upon completion

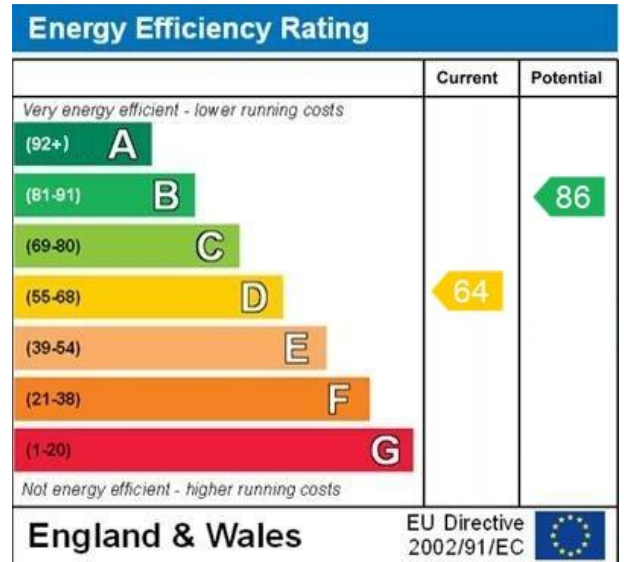
### **SERVICES**

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.

### **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.





WWW.EPC4U.COM

