



King&Co.

19 MILL ROAD, LINCOLN, LN1 3JJ
£279,000

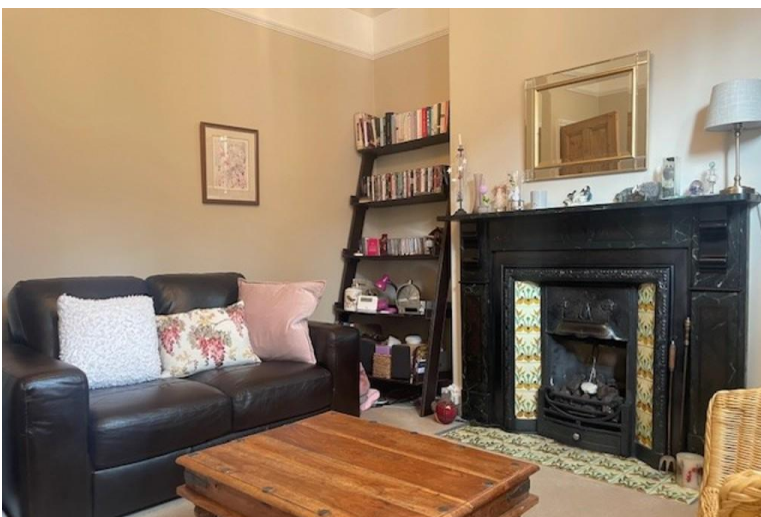




INFORMATION

- ~ 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 D63

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>
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DISCRIPTION

Nestled in a prime elevated position with captivating views from the garden of Ellis Mill, this stunning 3-bedroom, 2-bathroom mid-terrace cottage is located just a short stroll from the vibrant Cathedral Quarter, renowned for its boutique shops, cafés, and cultural attractions, this property offers both heritage and convenience.

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

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.



