



King&Co.

50 QUEEN ELIZABETH ROAD, LINCOLN, LN1
3RG
£165,000





A well presented two bedroomed semi detached house located to the north of the city in an established residential area of the City with local amenities being a short distance away

ENTRANCE

LOUNGE

19' 6" x 10' 6" (5.96m x 3.22m) having a feature wall, fitted carpet radiator

KITCHEN

11' 2" x 7' 0" (3.42m x 2.15m) having a good range of fitted base and wall units incorporating a stainless steel single drainer sink unit, ceramic hob with inset oven below and extractor fan

UTILITY ROOM

12' 2" x 10' 2" (3.73m x 3.12m) with plumbing for washing machine and base and wall unit together with large cupboard, rear door

BEDROOM

10' 4" x 9' 0" (3.17m x 2.75m) with fitted carpet and radiator walk in cupboard





BEDROOM

13' 9" x 8' 7" (4.21m x 2.63m) with fitted carpet, radiator, walk in storage area with shelving and hanging rail

BATHROOM

4' 10" x 5' 2" (1.48m x 1.58m) fully tiled with a panelled bath, pedestal wash hand basin

SEPARATE W.C.

low suite w.c.

REAR GARDEN

low maintenance rear garden with large patio, outside tap, garden shed and pebbled areas

DRIVEWAY AND FRONT GARDEN

driveway and small garden area laid mainly to lawn

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.

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

Council Tax Band A

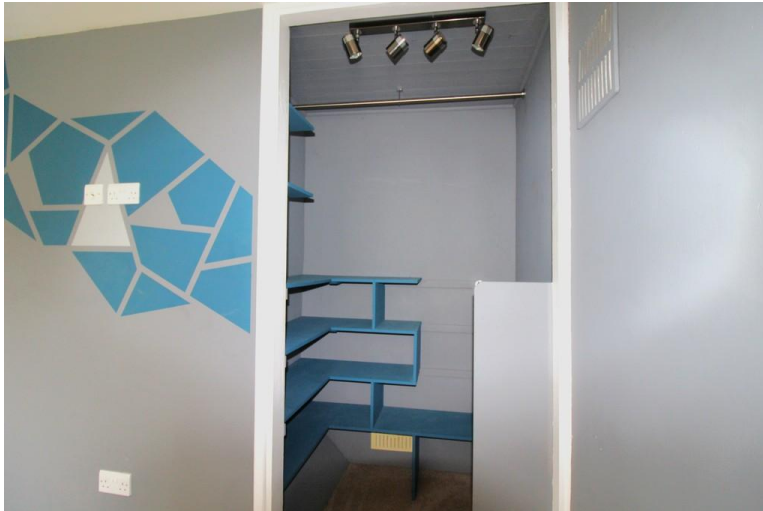
Main heating - Gas fired radiator system from a Combi boiler

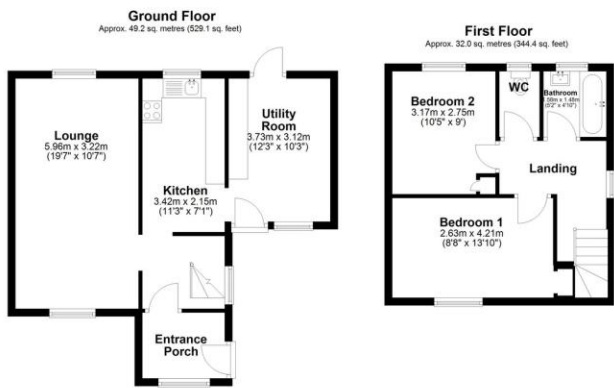
Utilities

Mains electricity, water, drainage and gas are connected

Broadband - fibre available

Mobile coverage available





Total area: approx. 81.2 sq. metres (873.5 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using Planitip.

