



King&Co.

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





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

This well presented two bedroom semi-detached home is located to the North of the City in an established residential area. Benefitting from a well fitted kitchen and first floor bathroom, the property also benefits from local amenities, medical facilities, schooling and good transport links.

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

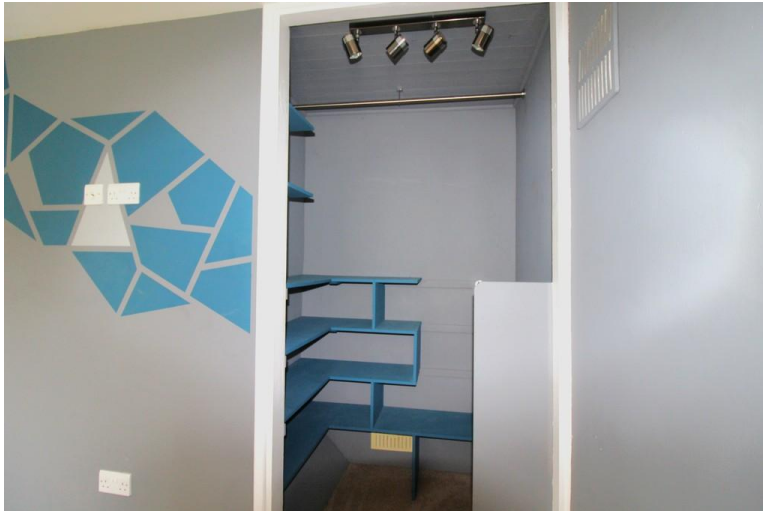
12' 2" x 10' 2" (3.73m x 3.12m) with plumbing for washing machine and base and wall unit together with large cupboard, rear door

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.

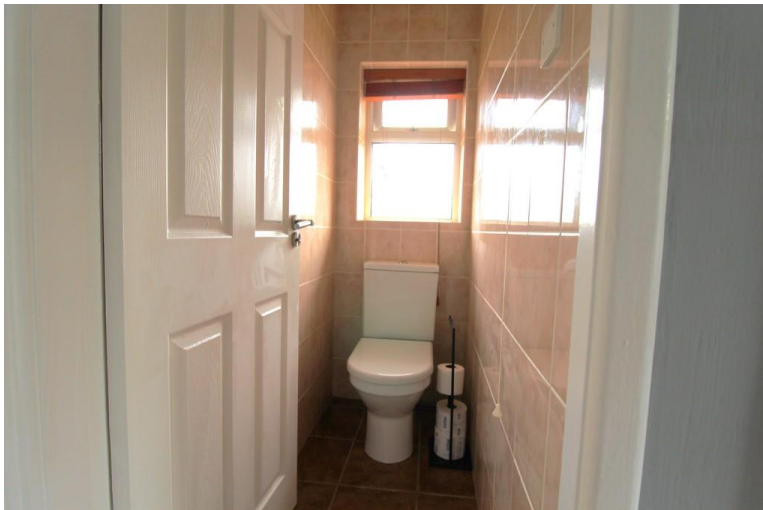
low suite w.c.

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

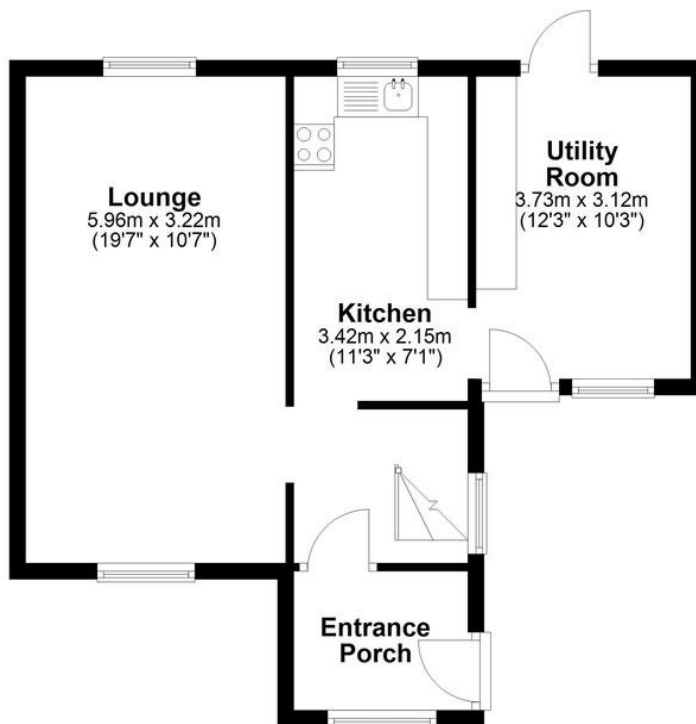
Strictly by prior appointment through the Agents office on 01522 525255





Ground Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



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 PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	76

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