



King&Co.

9 OAKLEIGH TERRACE,
LINCOLN, LN1 1DY
£205,000





DESCRIPTION

This 3-bedroom mid-terrace cottage has lots of potential. With wonderful garden views to the rear of the property, plenty of character and a stone's throw away from the West Common. Having 3 bedrooms, lounge, dining-room, kitchen, shower-room and a large garden with off street parking, this truly is a real gem, moments from the Historic City of Lincoln and it's many shops restaurants and leisure facilities. No Chain.

- ~ Council Tax Band: A
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electricity and water
- ~ Broadband: Ultrafast full fibre available (not currently supplied)
- ~ Mobile: Mobile coverage available
- ~ EPC rating D



For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>
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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 and there is a valid GSC and EICR in place.

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

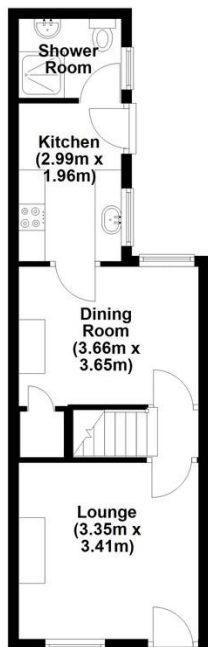
ANTI MONEY LAUNDERING

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.

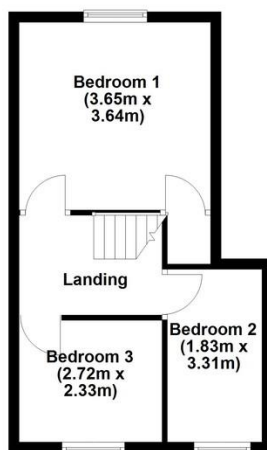




Ground Floor



First Floor



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.

