



King&Co.

18 HARRIS ROAD, LINCOLN, LN6 7PN

£195,000





King & Co are delighted to present this extended 3-bedroom, semi-detached house, positioned in the popular and well serviced area of Boutham Park. Benefiting from a living room, second family room/diner and kitchen, whilst upstairs there are 3 bedroom and a family bathroom. Outside, there is off-street parking, a garage and a lovely rear garden, ideal for entertaining. No chain.

- ~ Council Tax Band: A
- ~ Construction: Cavity Wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D

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

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.





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.

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.



