



King&Co.

4 MARTIN STREET,
LINCOLN, LN5 7TX
£129,950





MATERIAL INFORMATION

- ~ Council Tax Band: A
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D62

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

DESCRIPTION

A well presented traditional Victorian terrace offered for sale with no ongoing chain.

In the Agent's opinion, the property would make an ideal first time or investment buy.

With a shared passageway, the property offers the following accommodation;



Entrance Lobby

Lounge (3.43m x 3.32m)

Dining Room (3.45m x 3.46m)

Kitchen (3.06m x 1.81m)

Bathroom (1.75m x 1.80m)

First Floor Landing

Bedroom 1 (3.46m x 3.33m)

Bedroom 2 (3.42m x 1.92m)

Bedroom 3 (2.54m x 2.37m)



VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

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.

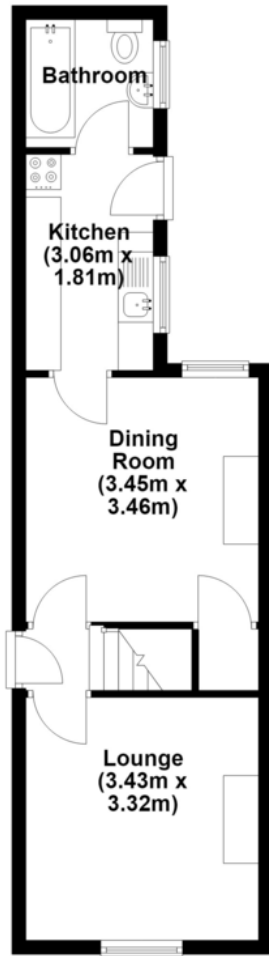
ANTI MONEY LAUNDERING

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.



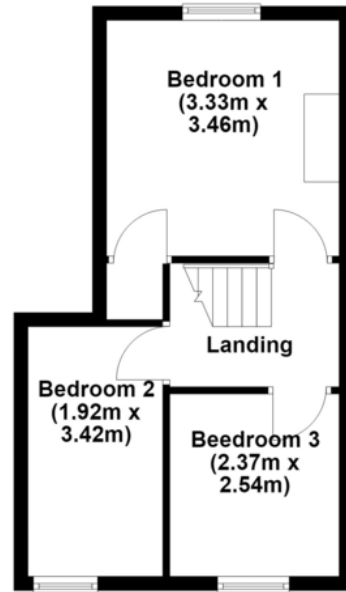
Ground Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.2 sq. feet)



Total area: approx. 66.2 sq. metres (712.5 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.

