



King&Co.

6 TEMPEST STREET, LINCOLN, LN2 5NB
£185,000





INFORMATION

Construction - Solid brick

Council taxband - B

EPC rating - D57

Heating - Gas central heating

Utilities - Mains gas, electric, water and drainage

Mobile - mobile coverage available

Broadband - For more information on broadband and mobile coverage go to: checker.ofcom.org.uk

Parking - On street

DESCRIPTION

A charming and spacious four bedroom Victorian home situated on Tempest Street, being within walking distance, for most, from Lincoln City centre with its wide range of shopping and social facilities.

Due to its spacious size and layout, the property currently offers four bedrooms to its first floor and two separate reception rooms to the ground floor giving versatility for its future purpose whether it be for those looking for a city centre home or investors.



Enjoying a range of original features to include an attractive bay frontage, ceiling cornice, ceiling rose, picture rail to name a few whilst having the modern benefit of a first floor bathroom and a separate ground floor shower room.

The versatile range of accommodation includes;

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

12' 8" x 12' 4" (3.87m x 3.78m)

DINING ROOM

10' 5" x 13' 8" (3.20m x 4.17m max)

KITCHEN

10' 6" x 14' 1" (3.21m x 4.31m)

UTILITY

10' 6" x 6' 6" (3.22m x 2.00m max)

SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM 1

12' 5" x 12' 0" (3.80m x 3.66m)

BEDROOM 2

13' 7" x 12' 3" (4.16m x 3.74m max)

BEDROOM 3

10' 6" x 5' 11" (3.22m x 1.81m)

BEDROOM 4

12' 7" x 6' 0" (3.84m x 1.83m)

BATHROOM

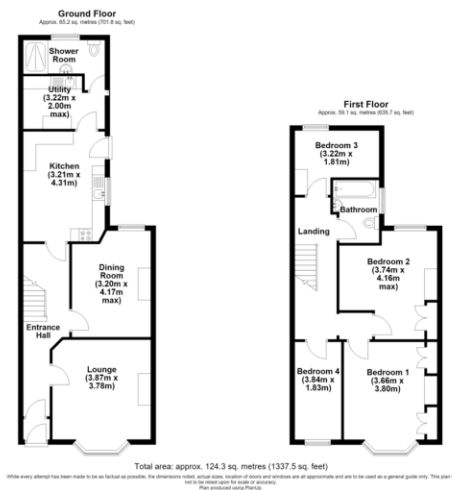
VIEWINGS

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.





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.

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.

