



**King & Co.**  
ESTATE AGENTS

7 ALBANY TERRACE, LINCOLN, LN5 8QW  
£82,500







**Entered via UPVC door to;**

#### **LOUNGE/DINER (7.34m x 3.31 m)**

Windows to front and rear elevations, stairs rising to first floor, gas fire to part of one wall, two radiators, ceiling rose, coving and carpet

#### **KITCHEN (2.79m x 1.71m)**

Fitted units including; stainless steel sink and drainer unit inset to work surface with double cupboard and space below for automatic washing machine.

Opposite is a further work surface having units both above and below, space to one end for fridge freezer and free standing cooker to the other.

Also with; appropriate wall tiling, window to side elevation and tiled flooring.

#### **LOBBY**

Door to side elevation leading out to rear garden, fitted cupboard housing Alpha combination boiler and tiled flooring.

#### **BATHROOM**

Matching suite comprising; bath, pedestal wash hand basin, low level wc, radiator window to side elevation and vinyl flooring.





## FIRST FLOOR LANDING

### BEDROOM 1 (3.32m x 3.17m)

Window to rear elevation and carpet.

### BEDROOM 2 (4.08m x 2.38m)

Window to front elevation, access to loft space and carpet.

## OUTSIDE

The property is situated on Albany Terrace located just off Victoria Street. Having enclosed front garden via timber fencing.

The rear garden is part paved with mature borders beyond.

A timber gate to the rear elevation allows access to the parking area and the public park just beyond being ideal for those with young children.

## 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

## 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.



