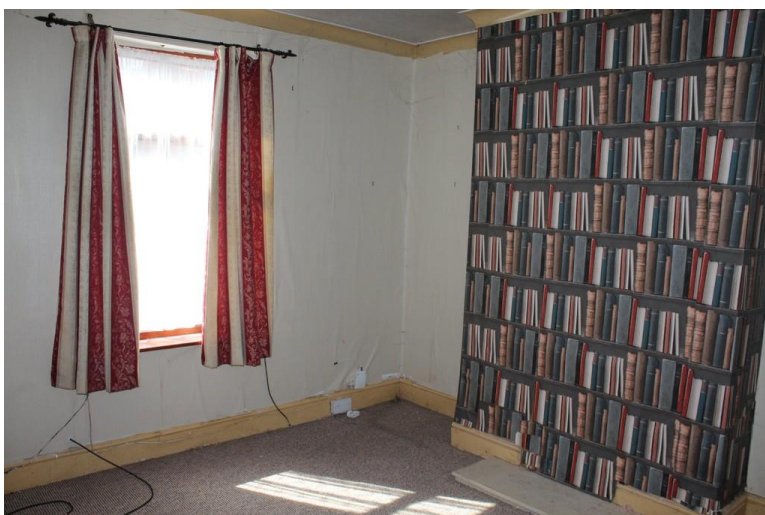




King & Co.
ESTATE AGENTS

34 HOOD STREET, LINCOLN, LN5 7XB
GUIDE PRICE £80,000





Accessed via shared passageway and accessed via UPVC door to;

ENTRANCE LOBBY

Accessed via shared passageway and accessed via UPVC door to;

LOUNGE

11' 1" x 11' 2" (3.38m x 3.42m) Having window to front elevation, chimney breast apart of one wall, coving and fitted carpet.

DINING ROOM

11' 1" x 12' 3" (3.38m x 3.74m) With timber glazed door allowing access out to the rear courtyard, under stairs storage cupboard housing gas and electric meters, gas fire to chimney breast and being open to kitchen.

KITCHEN

6' 0" x 8' 3" (1.85m x 2.54m) With a range of of basic fitted units including; stainless steel sink and drainer unit inset worksurface having cupboard and space below for washing machine and dishwasher. Opposite is a further worksurface having units both above and below and space inset for freestanding cooker.



BATHROOM

With ceramic bath having Mira electric shower unit over, pedestal wash and basin, low-level WC, appropriate wall tiling, and wall hung Baxi gas heater.

First floor landing

BEDROOM 1

11' 1" x 12' 3" (3.40m x 3.75m) Having window to rear elevation, wall hung Baxi gas heater, airing cupboard housing hot water cylinder, walk-in wardrobe having access to loft space.



BEDROOM 2

7' 0" x 11' 2" (2.14m x 3.42m) Window to front elevation and Baxi wall hung gas heater.

BEDROOM 3

7' 3" x 8' 5" (2.22m x 2.59m) Window to front elevation and Baxi wall hung gas heater.



OUTSIDE

The rear courtyard is later concrete with timber garden shed included, pedestrian passage to side allowing access to the rear of the property.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Heating is provided by wall hung gas heaters. 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





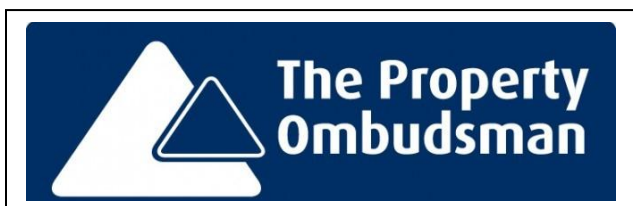
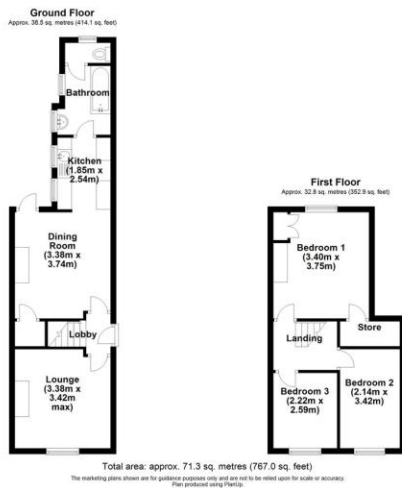
ANTI MONEY LAUNDERING

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.

NOTES

This property is FOR SALE BY INFORMAL TENDER, a form is attached with the brochure.

If you are interested in offering, please complete the form and return to King and Co 33 Silver Street Lincoln LN2 1EW or email to property@kingandcolincoln.co.uk by 10am Tuesday 14th September 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC