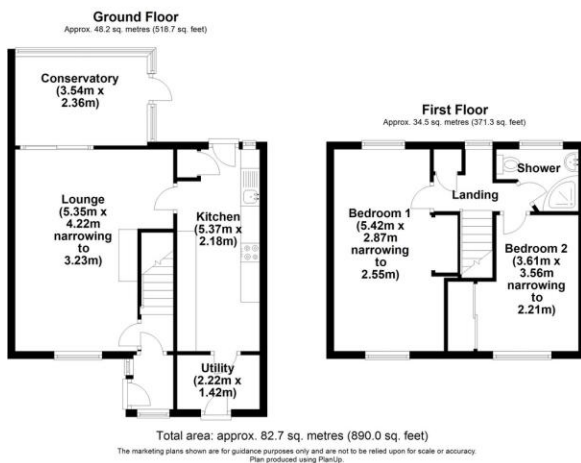




King & Co.
ESTATE AGENTS

8 ANZIO CLOSE, LINCOLN, LN1 3PT
OFFERS IN REGION OF £125,000





An opportunity to acquire a property just off Burton Road in Up Hill Lincoln which requires upgrading and modernisation. A two bed roomed mid terraced house which has the benefit of gas fired central heating from a Combi boiler together with a small garden area to the front and enclosed garden to the rear

ENTRANCE PORCH 2.2 x 1.4 with a double glazed door and sidescreen

LOUNGE 17' 1" x 13' 9" (5.22m x 4.2m) have a wall mounted gas fire, radiator, understairs cupboard. The room does narrow to 3.23m

CONSERVATORY 11' 7" x 7' 8" (03.54m x 2.36m) with doors leading from the lounge and also external door

KITCHEN 17' 7" x 7' 1" (5.370m x 2.18m) with a range of base and wall units incorporating a stainless steel single drainer sink unit with mixer taps

UTILITY ROOM

STAIRS AND LANDING with fitted carpet, built in cupboards housing the Worcester combi boiler and programmer

BEDROOM ONE 17' 9" x 9' 4" (5.420m x 2.870m) with radiator, fitted carpet

BEDROOM TWO 11' 10" x 7' 2" (3.610m x 2.20m) with radiator, fitted carpet

SHOWER ROOM with corner shower, low suite w.c., pedestal wash hand basin, radiator

OUTSIDE There is an enclosed rear garden with shed and paved area. There is a small garden area to the front of the property.

ANTIMONEY 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.

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. None of the service installations within the property have been tested. Council Tax Band A

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	