



King & Co.

73A NEWARK ROAD, LINCOLN, LN5 8NE
£95,000





INFORMATION

Construction type ~ Solid Brick
Heating Type ~ Gas central heating
Parking ~ On Street
Tenure ~ Freehold
Council tax band ~ A
EPC rating ~ C69
Broadband ~ FTTP

With shared passageway having UPVC panelled door opening to;

ENTRANCE LOBBY

Having stairs rising to first floor and door through to;

RECEPTION ROOM

11' 5" x 11' 9" (3.49m x 3.6m) With window to rear elevation looking out to the rear courtyard garden, multi fuel burner inset to chimney breast, fitted storage cupboards, radiator and wood effect laminate flooring.

KITCHEN

5' 8" x 7' 9" (1.73m x 2.37m) With modern fitted units including: stainless steel sink and drainer unit inset to work surface with cupboards and space below for automatic washing machine.



Opposite is a further work surface having units both above and below, space to either side for electrical appliances.

Also with: UPVC door leading out to rear courtyard garden, appropriate wall tiling, window to side elevation, access to loft space and tiled flooring.

SHOWER ROOM

5' 9" x 6' 0" (1.76m x 1.83m) Having fully tiled shower enclosure with chrome mixer shower unit, pedestal wash hand basin with splash back tiling, close couple WC, radiator, windows to both side and rear elevations, wall hung gas fired Ideal combination boiler and tiled flooring.



BEDROOM

11' 4" x 11' 10" (3.47m x 3.62m) With window to rear elevation, chimney breast to part of one wall, over stairs storage cupboard with shelving, radiator and carpet.

OUTSIDE

Situated on Newark Road, close to St Catherine's Road, 73a is unusually set behind its neighbours. Being accessed via a shared passageway, which continues down to the rear of the property which, via wrought iron gate, allows access to the neighbours rear garden whereby you have a right of way to access the rear courtyard of 73a. Being laid to concrete with covered storage area having living roof.



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.

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

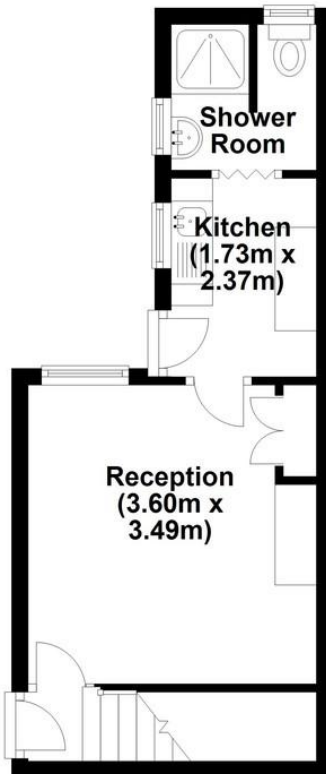




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

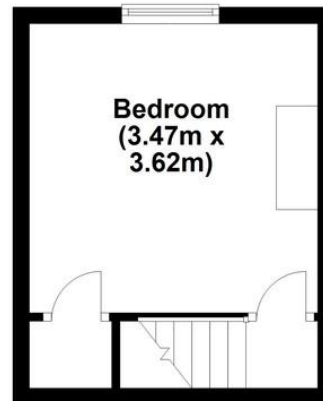
Ground Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



First Floor

Approx. 15.3 sq. metres (165.0 sq. feet)



Total area: approx. 38.8 sq. metres (417.5 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

