



King & Co.

43 FLORENCE STREET, LINCOLN, LN2 5LR
£129,950





INFORMATION

Construction type ~ Solid Brick
Heating Type ~ Gas Central Heating
Parking ~ On-Street (no permit required)
Tenure ~ Freehold, tenanted
Council tax band ~ A
EPC rating ~ D62
Broadband ~ Ultrafast fibre available

The property is entered through a shared passageway leading to;

ENTRANCE LOBBY

With stairs leading to first floor landing, access to dining room and;

LOUNGE

11' 10" max x 11' 2" (3.62m max x 3.41m) With fitted carpet, radiator, picture rail, coving, window to front elevation and radiator.





DINING ROOM

12' 3" max x 11' 11" (3.74m max x 3.65m) With under-stairs storage cupboard, picture rail, coving, fitted carpet, window to rear elevation and radiator.

Door leading to;

KITCHEN

9' 0" x 6' 5" (2.76m x 1.98m) With a range of base and wall units, electric freestanding cooker, stainless steel sink and drainer unit, tiled flooring, access to rear garden and;

UTILITY AREA

Housing Baxi central heating boiler fitted January 2021, also with shelving and tiled floor.

BEDROOM 1

11' 10" max x 11' 2" (3.63m max x 3.41m) With built-in cupboard, fitted carpet, radiator and window to front elevation

BEDROOM 2

12' 0" x 7' 3" (3.66m x 2.23m) With fitted carpet, radiator, and window to rear elevation

BATHROOM

9' 1" x 7' 9" (2.78m x 2.37m) With low suite WC, pedestal hand wash basin, panelled bath with electric shower over, partially tiled wall, vinyl flooring, radiator and window to rear elevation.

OUTSIDE

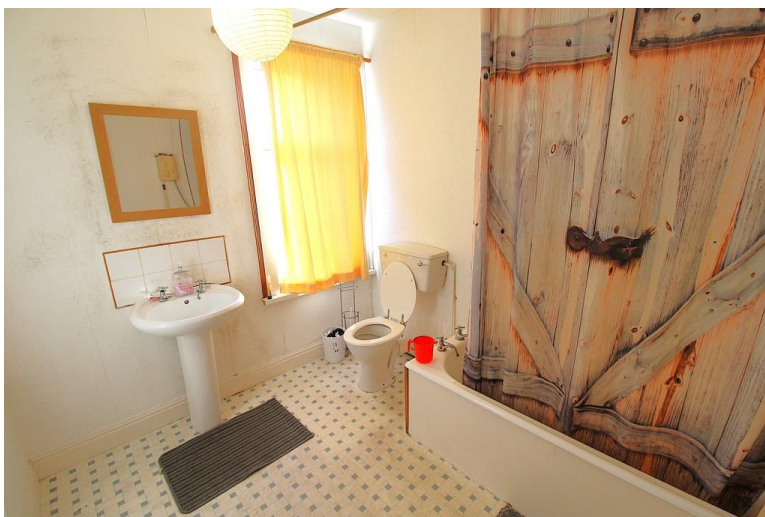
The paved rear garden has 3 sheds and access to the shared passageway onto the street.

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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



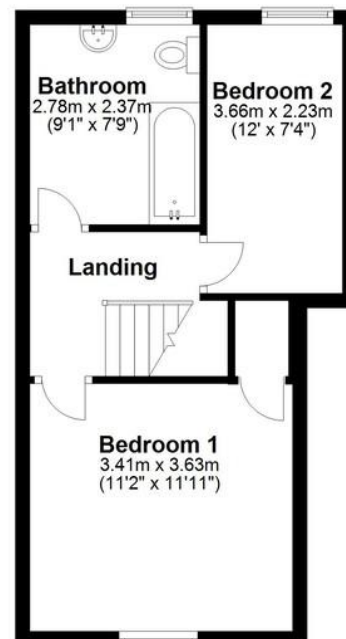
Ground Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



Total area: approx. 72.3 sq. metres (778.4 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.