



King & Co.

33 ST CATHERINES, LINCOLN
LN5 8LW
£260,000



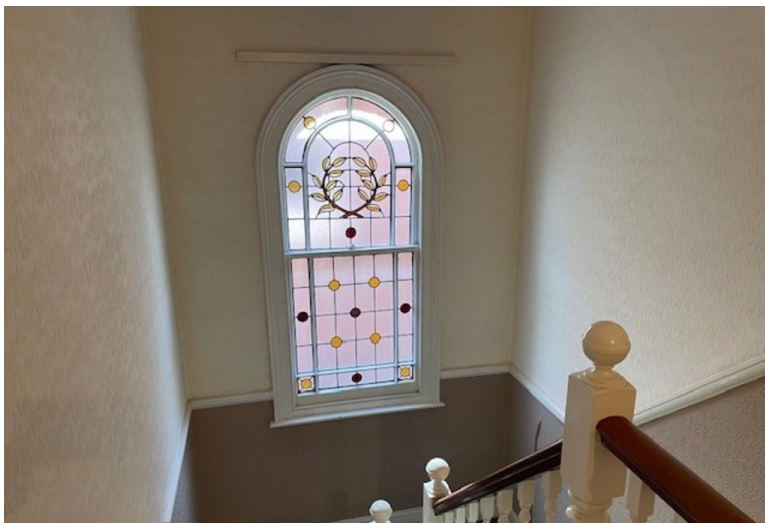


- ~ Council Tax Band: C
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast full fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D57

"This substantial Victorian residence offers three generously sized double bedrooms and boasts a stunning view over the South Common. The property features a large garden, providing plenty of outdoor space for relaxation or family activities. While in need of renovation, it holds immense potential to be transformed into a charming and comfortable family home."



The location near Lincoln's south common, with its proximity to shops, restaurants, and the historic cathedral quarter, adds immense value. A spacious 3-bedroom residence in such an area certainly has the potential to become a charming family home. Viewing is essential to appreciate the accommodation on offer.



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.

TENURE

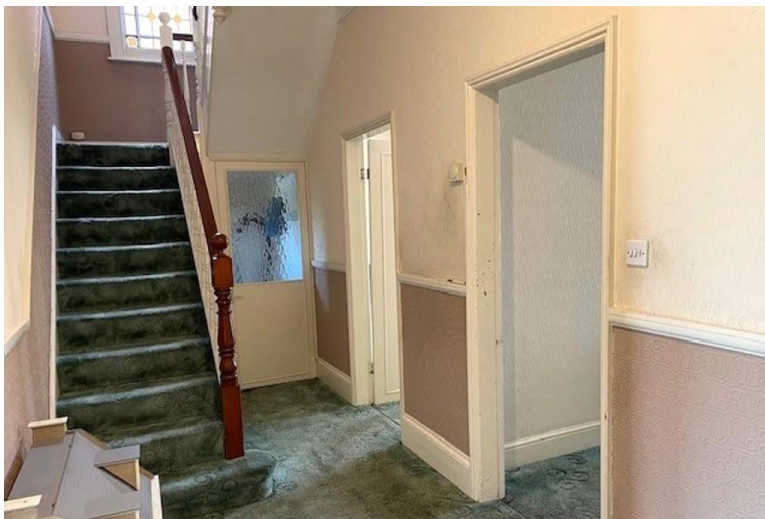
We understand that the property is freehold. Vacant possession will be given upon completion.

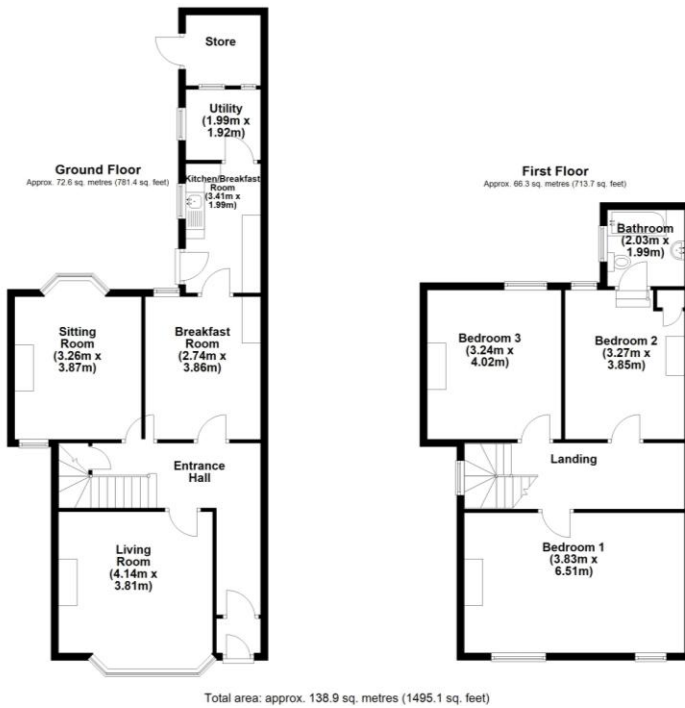
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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