

Reeds Rains

The Estate Agent

www.reedsrains.co.uk



Cross Street, Lincoln

Price £54,950

We are pleased to offer for sale this 2 bedroom Victorian style mid terraced house offering accommodation briefly comprising lounge, dining room, kitchen and bathroom, 2 first floor bedrooms and box room, gas central heating system (not tested), double glazed windows and enclosed courtyard to rear. **PROPERTY IN NEED OF COSMETIC IMPROVEMENTS.** No chain.

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Directions

Heading away from the city centre turn left and head under the flyover, crossing Portland Street onto Cross Street and No.42 is positioned on the left hand side. The property is better accessed from the rear, entered down a passage on Thesiger Street and approach No.42 through the courtyard.

Lounge 11'2" x 11'7"

Inner Lobby

Dining Room 11'5" x 11'1"

Refitted Kitchen 5'10" x 9'7"

Refitted Bathroom 5'10" x 7'3"

First Floor Landing

Bedroom 1 11'2" x 11'6"

Bedroom 2 11'2" x 11'5"

Box Room 5'10" x 6'11"

Gas Central Heating System

Double Glazed Windows

OUTSIDE

Enclosed Rear Courtyard

No Chain

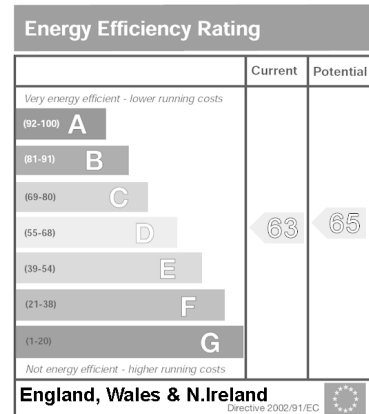
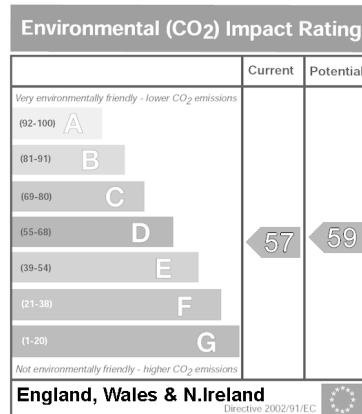
Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

All Measurements

All Measurements are Approximate



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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