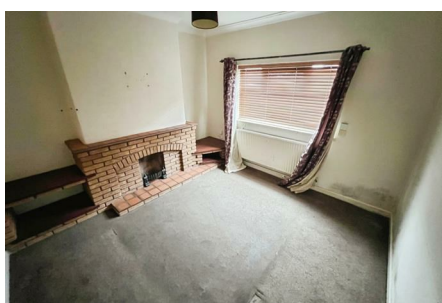


## Cross Street, Lincoln, LN5 7XH



Asking Price £110,000 Freehold



Nestled on Cross Street in the historic city of Lincoln, this 2 bed mid terraced house presents an excellent opportunity for both investors and first-time buyers. Although the property requires some home improvements, its competitive price reflects this potential, allowing you to tailor the space to your personal taste and style.

The house features a spacious family bathroom, benefiting from a separate shower cubicle as well as bath, perfect for accommodating the needs of a growing family or providing a comfortable retreat after a long day. Its location is particularly advantageous, as it is situated close to the city centre, offering easy access to a variety of shopping amenities, cafes, and local attractions that Lincoln has to offer.

For those who drive, permit parking is available on the street, ensuring convenience for residents and visitors alike. This property is not just a house; it is a canvas waiting for your vision to bring it to life. With a little investment in renovations, you can transform this space into a delightful home that reflects your personality. It has gas central heating with radiators to all rooms and UPVC double glazing with an EPC rating of: D and council tax band of: A

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this house on Cross Street is worth considering. Embrace the chance to create a welcoming environment in a vibrant community, all while enjoying the benefits of city living.

## Accommodation

The property is entered through a wooden door into the hall.

## Hall

Doors to: Lounge and Dining Room

## Living Room

11'6" x 10'8"



Window to front, carpeted flooring, pendant lighting, brick fire surround with built in entertainment unit one side and shelving the other.

## Dining Room

11'6" x 15'6"



Window to rear, original Victorian fireplace, laminate flooring, pendant lighting and cupboard under the stairs with meters and electrics.

## Kitchen

6'2" x 10'8"



Window to side, upper glazed wooden door to rear yard, vinyl flooring, wall and base units, laminate worktops, one and half bowl stainless steel sink, separate freestanding gas cooker space and plumbing for washing machine, space for an under counter fridge, wall mounted gas boiler with time clock underneath and LED strip light on the ceiling.

## Bedroom 1

11'6" x 11'10"



Window to rear elevation, carpeted flooring, airing cupboard housing hot water tank and pendant lighting

**Bedroom 2**  
8'1" x 8'5"



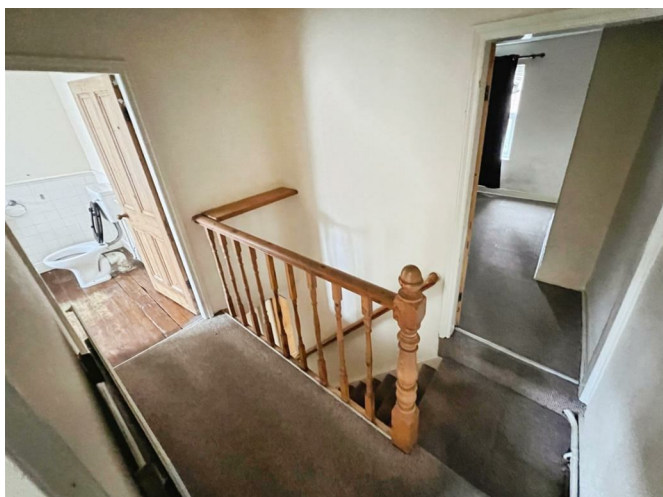
Window to front elevation, carpeted flooring and pendant lighting.

**Bathroom**  
6'11" x 11'1"



Window to front, paneled bath, separate shower cubicle with electric shower, pedestal sink, close-coupled toilet and exposed floor boards.

**Landing**



Carpeted staircase with handrail, pendant lighting, loft hatch and smoke alarm.

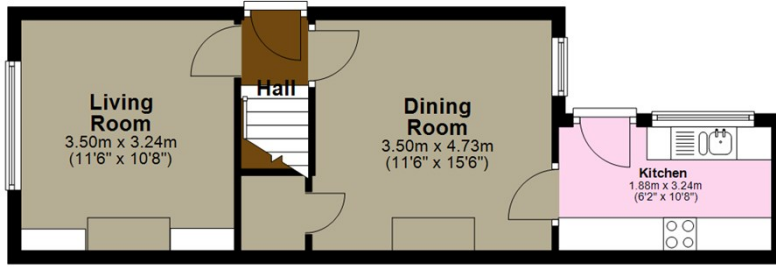
**Outside**



The rear yard is laid to concrete with some shrubbery at end of the kitchen, brick outbuilding for storage and side gate to passageway for bin access.

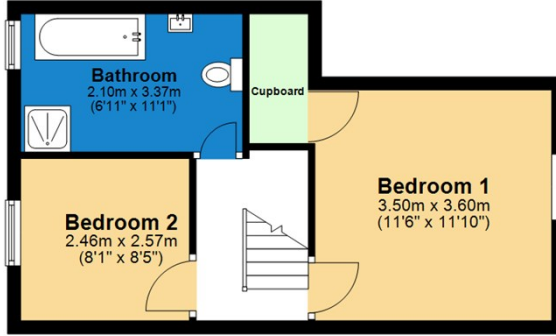
### Ground Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



Total area: approx. 67.9 sq. metres (731.0 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	59	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	