



**Victoria Terrace,**  
Lincoln, Lincolnshire, LN1 1HZ  
£119,950





Currently tenanted and achieving £595 PCM. Well Presented Bay Fronted Terraced House situated in the popular West End area of Lincoln. The accommodation comprises Lounge, Dining Kitchen, Rear Hall, Bathroom, Landing, Two Double Bedrooms with Ensuite facilities to Bedroom One. Outside there is an enclosed rear courtyard. For sale with no onward chain.

### Lounge

12'2 x 12' (3.71m x 3.66m)



Door and bay window to front aspect, radiator, laminate flooring, coving to ceiling and decorative fireplace.

### Inner Hallway

Stairs to first floor.

### Dining Kitchen

12' x 10' (3.66m x 3.05m)



Window to rear aspect. Fitted with a range of base and wall units with work surfaces over, fitted oven with four burner hob over, stainless steel drainer sink unit. Laminate flooring and coving to ceiling.

### Rear Hall

Door to side aspect.

### Bathroom

6'2 x 6' (1.88m x 1.83m)

Window to side aspect. Fitted with a white suite comprising low level wc, wash hand basin and panelled bath with wall mounted shower appliance over and glazed shower screen with part tiled walls.

### First Floor Landing

Doors to bedrooms.

### Bedroom One

15' x 11' (4.57m x 3.35m)



Two windows to front aspect, radiator.

### Ensuite to Bedroom One

Low level wc, wash hand basin, shower cubicle with wall mounted shower appliance over.

### Bedroom Two

12' x 10' (3.66m x 3.05m)



Window to rear aspect and radiator.

### Outside

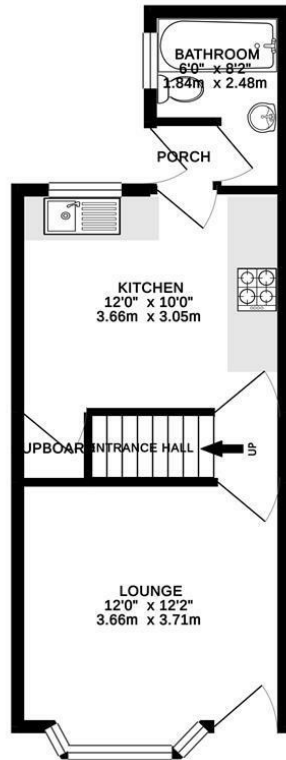
To the front the property is approached by steps leading to the front door.

To the rear of the property is an enclosed yard.

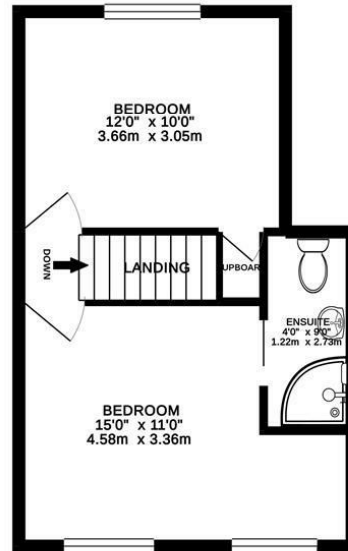
### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR 347 sq. ft.  
( 32.2 sq. m. )



1ST FLOOR 333 sq. ft.  
( 31.0 sq. m. )



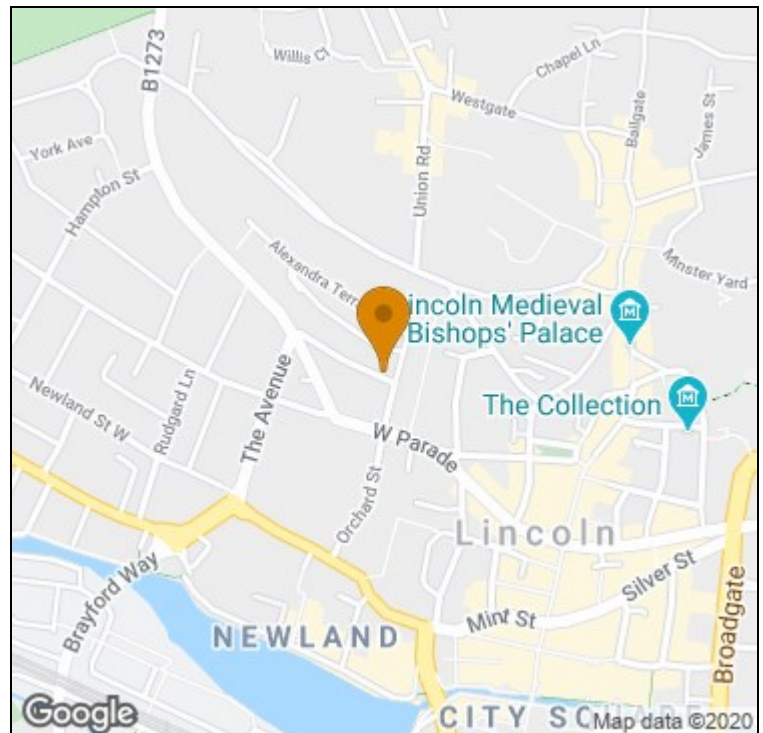
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TOTAL FLOOR AREA : 680 sq. ft. ( 63.2 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>88</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>66</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         | <b>87</b> |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         | <b>63</b> |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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