



Cranwell Street, LINCOLN LN5 8BH

welcome to

Cranwell Street, LINCOLN

Early viewing is essential for this modern and well presented end terraced home, situated within a popular and well serviced area near to Lincoln City Centre. Boasting three double bedrooms, modern kitchen/diner and shower room, three storey living and local access to amenities.



Boasting no onward chain, this three bedroom end terraced home is located within a popular location near to Lincoln City Centre, enjoying local access to a wide range of amenities such as shops, eateries, parks, gyms, public houses and a post office as well as transport links and schooling. The property in brief comprises: lounge, kitchen/diner with separate utility area, shower room, and three double bedrooms situated over two floors. Outside, this property benefits from an enclosed rear garden with a patio area ideal for seating and gated side access.

Lounge

Inner Hall

Kitchen / Diner

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside



view this property online williamhbrown.co.uk/Property/LCR124262



welcome to

Cranwell Street, LINCOLN

- WELL PRESENTED END-TERRACED HOME
- NO ONWARD CHAIN
- MODERN FITTED KITCHEN / DINER
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£165,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/LCR124262



Property Ref:
LCR124262 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01522 534 771



Lincoln@williambrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2
1EW



williambrown.co.uk