



St. Hugh Street, Lincoln LN2 5BG

welcome to

St. Hugh Street, Lincoln

A well presented three bedroom mid-terrace home close to local amenities and Lincoln City Centre, offered with no onward chain and presenting a fantastic opportunity for first-time buyers or investors.



Situated in a convenient location close to a wide range of local amenities and just a short distance from Lincoln City Centre, this well-presented three bedroom mid-terraced property offers spacious and versatile accommodation, ideal for first time buyers or investment purchasers.

The property is offered to the market with no onward chain and is ready for immediate occupation. Internally, the accommodation comprises a comfortable lounge, separate dining room, recently refurbished kitchen and a ground floor bathroom. To the first floor, there are three bedrooms, including a principal bedroom benefitting from its own en-suite.

Externally, the property boasts an enclosed rear garden, providing a private outdoor space. With its great condition, practical layout, and convenient location, this is an excellent opportunity for a wide range of buyers.

Entrance Hall

Lounge

Dining Room

Kitchen

Utility Room

Bathroom

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Rear Garden



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welcome to

St. Hugh Street, Lincoln

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CLOSE TO LOCAL AMENITIES AND LINCOLN CITY CENTRE
- ENCLOSED REAR GARDEN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124257 - 0003

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.



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