



5 Lincoln Street, Norwich

£240,000



websters.

Websters Estate Agents are delighted to offer this light and spacious bay fronted Victorian terraced home set in the heart of Norwich's highly coveted Golden Triangle. The property comes with no onward chain and ample storage throughout. In brief, the property comprises; sitting room, dining room, kitchen, two double bedrooms, family bathroom and a rear garden.

Council Tax band: TBD

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E



- Highly Sought After Location
- Light And Spacious Bay Fronted Victorian Terrace
- Two Spacious Reception Rooms
- EPC Rating F
- Two Double Bedrooms
- Family Bathroom
- Rear Garden
- No Onward Chain
- Kitchen
- Council Tax Band B



SITTING ROOM

Dimensions: 14' 0" x 11' 11" (4.28m into bay x 3.64m). Part obscure uPVC double glazed front door with fan light over, bay fronted uPVC double glazed windows to the front aspect, floor laid to carpet, coving, electric fireplace with tiled hearth and surround.

DINING ROOM

Dimensions: 11' 3" x 11' 10" (3.45m x 3.62m). UPVC double glazed window to the rear aspect, feature fireplace with brick surround, under stairs storage cupboard and floor laid to carpet.

KITCHEN

Dimensions: 11' 2" x 6' 7" (3.42m x 2.02m). Comprising a range of wall and base units with laminate work tops, free standing electric cooker, space and plumbing for washing machine, inset stainless steel sink with mixer tap and drainer, tiled splash back, obscure high level uPVC double glazed window to the rear aspect, space for fridge - freezer, tiled flooring, uPVC double glazed window to the side aspect and a part obscure uPVC double glazed door to the rear garden.

BEDROOM 1

Dimensions: 11' 4" x 11' 11" (3.47m x 3.65m). Double bedroom with a uPVC double glazed window to the front aspect, floor laid to carpet and a built in storage cupboard.

BEDROOM 2

Dimensions: 11' 3" x 11' 11" (3.44m x 3.64m). Double bedroom with a uPVC double glazed window to the rear aspect, fitted wardrobe and floor laid to carpet.

BATHROOM

Dimensions: 11' 2" x 6' 6" (3.41m x 2.00m). Panel bath with tiled backing, low set WC, pedestal hand wash basin with tiled splash back, obscure uPVC double glazed window to the rear aspect, wall mounted water heater, laminate flooring and an electric heater.

OUTSIDE

The private rear garden is laid to patio and mature flowerbeds along with a brick built storage space and side gate access. To the front is an enclosed space with a path way leading to the front door.

SERVICES

Electricity, Water and Drainage are connected to the property. Webster's have not tested these services.

VIEWINGS

To be carried out by the sole agents, Websters Estate Agents, 141 Unthank Road, Norwich, NR2 2PE.

GROUND FLOOR

1ST FLOOR



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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