



**80 Lincoln Street, Norwich**

**£270,000 Freehold**



**websters.**

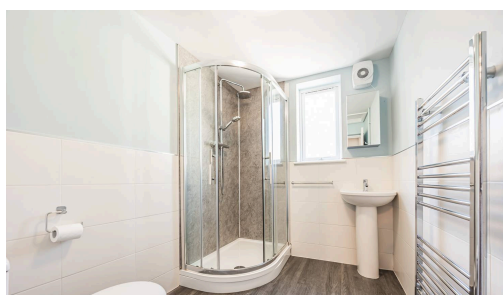


Immaculately presented, this mid-terrace house situated in the sought-after Golden Triangle location boasts two spacious double bedrooms, a cosy study/single room, and two good-sized reception rooms perfect for entertaining. The generous kitchen is a culinary haven, complemented by a convenient ground floor shower room. Step outside to a breath of fresh air in the enclosed south-facing rear garden, offering tranquillity and a perfect spot for al fresco dining or relaxation at any time of day.

Just a step away from the bustling city centre, this home offers a perfect balance of urban proximity and suburban tranquillity for the discerning homeowner. Potential abounds in this residence, ready to welcome new owners seeking comfort, convenience, and a slice of outdoor serenity in this highly coveted location.



- Immaculately Presented Mid Terrace House
- Two Double Bedrooms
- Study/Single Room
- Golden Triangle Location
- Two Good Size Reception Rooms
- Generous Kitchen
- Ground Floor Shower Room
- Enclosed South Facing Rear Garden



**Sitting Room**

11' 4" x 11' 9" (3.45m x 3.58m)

Part obscure glazed front door, sealed fireplace with stone hearth, tiled inset and wooden surround, uPVC double glazed window to the front aspect, floor laid to carpet, radiator and coving.

**Dining Room**

11' 4" x 11' 9" (3.45m x 3.59m)

Under stairs storage cupboard, sash window to the lean to, radiator, floor laid to carpet and a sealed fireplace with tiled hearth and surround.

**Kitchen**

11' 10" x 6' 4" (3.60m x 1.92m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven, integrated ceramic hot plate with extractor hood over, space and plumbing for washing machine and dish washer, inset stainless steel sink with mixer tap and drainer, two obscure uPVC double glazed windows to the side aspect, uPVC door to the lean to, laminate flooring, tiled splash back and space for tumble dryer.

**Lean To**

7' 7" x 4' 9" (2.31m x 1.44m)

Part double glazed door to the rear garden with side window, laminate work tops, wall and base units and laminate flooring.

**Bathroom**

8' 4" x 6' 1" (2.54m x 1.86m)

Corner shower with dual shower heads, double sliding doors and splash back, low set WC, pedestal hand wash basin with tiled splash back, part tiled walls, heated towel rail, laminate flooring, extractor fan and an obscure uPVC double glazed window to the rear aspect.

**Bedroom One**

11' 5" x 11' 8" (3.47m x 3.56m)

Double bedroom with a built in storage cupboard, floor laid to carpet, uPVC double glazed window to the front aspect and a radiator.

**Bedroom Two**

11' 4" x 11' 9" (3.46m x 3.57m)

Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

**Bedroom Three**

11' 9" x 6' 5" (3.58m x 1.95m)

UPVC double glazed window to the rear aspect, airing cupboard housing gas boiler, floor laid to carpet and a radiator.

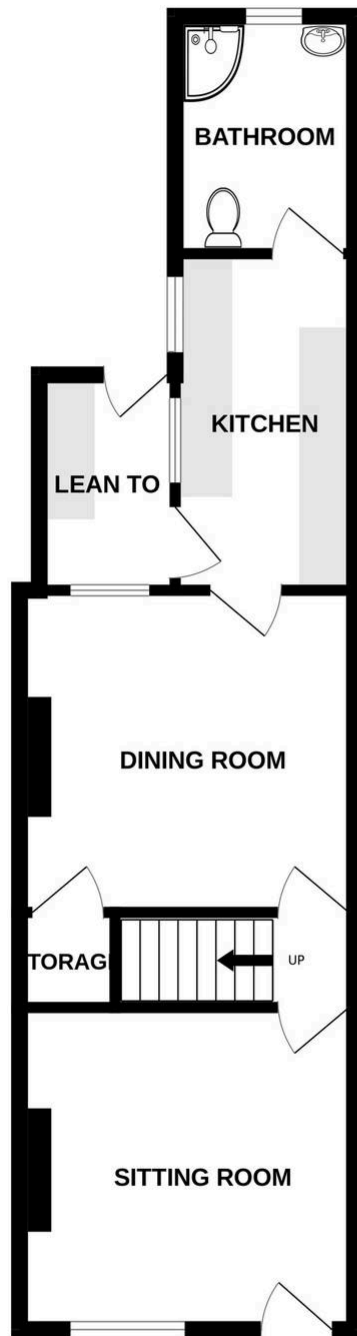
Council Tax band: B

Tenure: Freehold

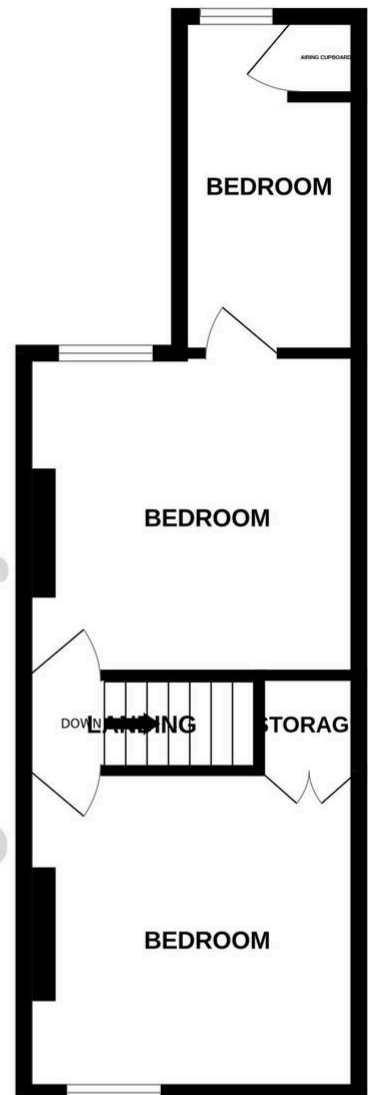
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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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