



Oakfield Street  
Lincoln

MOUNT & MINSTER



# Oakfield Street

## Lincoln

- Well presented terrace house
- Two Reception Rooms
- Three Bedrooms
- Bathroom
- Shower Room
- Rear Garden
- Viewing advised

### INTRODUCTION

This three bedroom townhouse located on Oakfield Street is well presented and shall be available early/mid January. The property offers spacious accommodation and comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Bathroom, Three Bedrooms and a Shower Room. To the rear is a garden with an outbuilding.

### LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. In the north of the city is the historic bailgate area, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

### ACCOMMODATION

#### Entrance Hall





### **Lounge**

**3.49m x 3.07m (11'5" x 10'0")**

Decorative fireplace.

### **Dining Room**

**3.75m x 3.11m (12'3" x 10'2")**

Understair cupboard.

### **Kitchen**

**2.42m x 1.61m (7'11" x 5'3")**

Zanussi oven with hob and extractor hood over, supplied fridge and freezer, Beko washing machine, brand new Worcester boiler.

### **Bathroom**

### **First Floor Landing**

### **Bedroom Two**

**3.48m x 3.06m (11'5" x 10'0")**

Built in wardrobe and storage cupboard.

### **Shower Room**

### **Bedroom Three**

**1.87m x 3.26m (6'1" x 10'8")**

### **Second Floor Landing**

### **Bedroom One**

**4.22m x 3.39m (13'10" x 11'1")**

Built in storage cupboards.

### **Outside**

To the rear is concrete garden with an outbuilding.

### **ENERGY PERFORMANCE CERTIFICATE**

EPC: C

### **COUNCIL TAX BAND**

Council Tax Band: D

### **VIEWINGS**

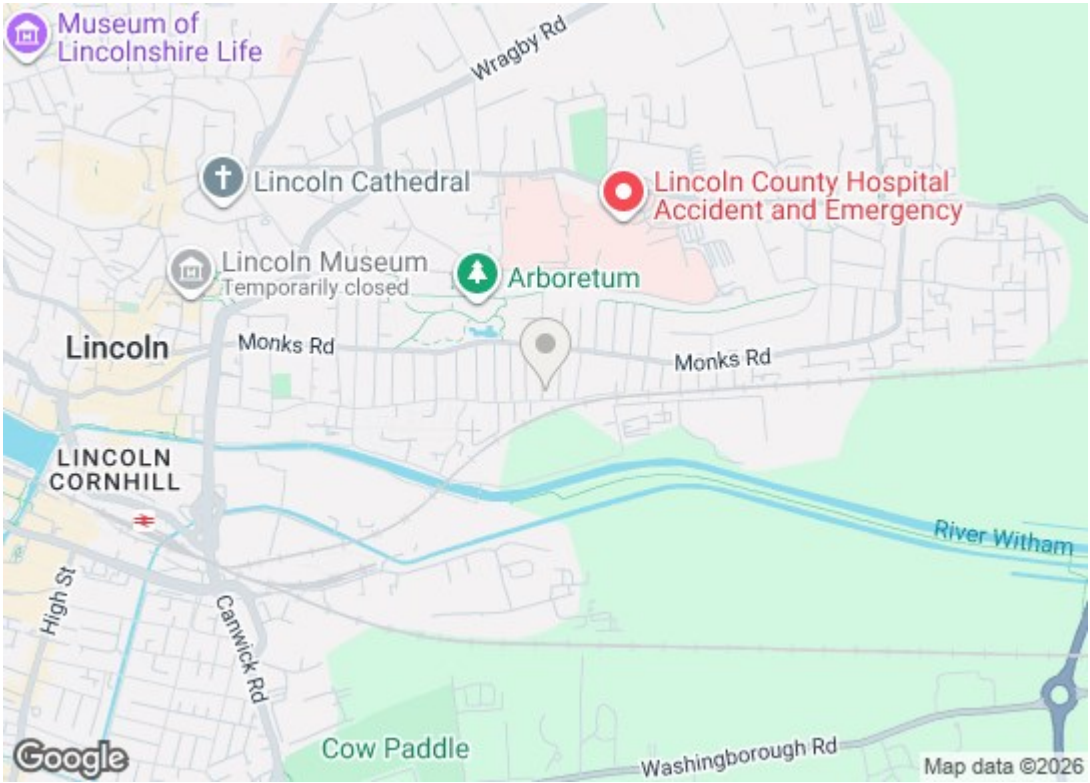
By prior arrangement with the Sole Agents (01522 716204).

### **PARTICULARS**

Drafted and photographs taken following clients' instructions of February 2023.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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>		
(81-91) <b>B</b>		
(69-80) <b>C</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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