



## 95 HIGH STREET, LINCOLN, LINCOLNSHIRE, LN4 4ED £95,000 FREEHOLD

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

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## ACCOMMODATION

Lounge - 14'1" x 11'5" (4.3m x 3.48m)

Kitchen/Diner - 16'10" (5.13) x 11'3" (3.43)  
(Max Measurements)

Bedroom One - 11'11" x 11'6" (3.63m x 3.5m)

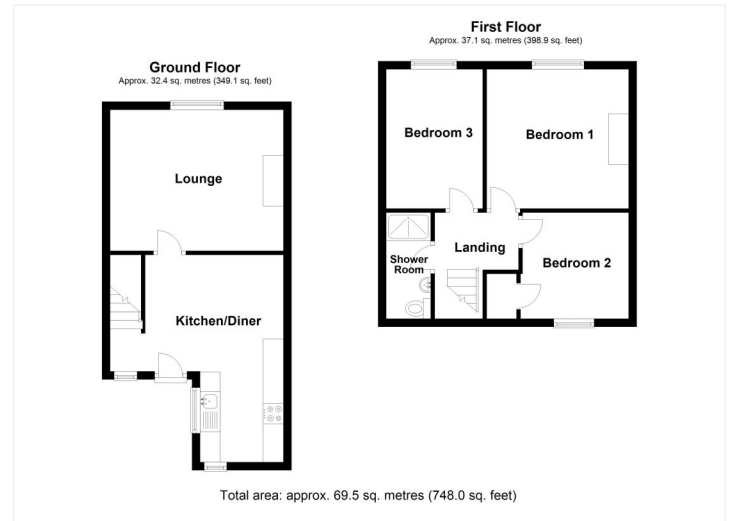
Bedroom Two - 11'6" x 7'10" (3.5m x 2.4m)

Bedroom Three - 9'10" x 8'7" (3m x 2.62m)

Shower Room - 8'6" x 3'5" (2.6m x 1.04m)

- NO CHAIN
- CHARACTER PROPERTY
- THREE BEDROOMS
- UPSTAIRS SHOWER ROOM
- MODERN FITTED KITCHEN
- VILLAGE LOCATION
- IDEAL FOR INVESTORS & FIRST TIME BUYERS
- SOUTH FACING GARDEN
- UPVC DOUBLE GLAZING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F	42	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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