



14 Fairfield Street

Lincoln, LN2 5NE

£135,000

A bay fronted two double bedroomed mid-terraced house situated just off Monks Road, to the east of the historic Cathedral and University City of Lincoln. The property has internal accommodation to briefly comprise of Inner Hallway, bay fronted Lounge, Dining Room, Kitchen with Breakfast Room and First Floor Landing leading to two double Bedrooms and Bathroom. Outside there is a courtyard garden to the front and a yard to the rear.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Monks Road, turn left onto Fairfield Street and the property can be located on the right hand side.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.



ACCOMMODATION

INNER HALLWAY

With door to the front aspect, radiator, doors to the lounge and dining room and stairs to the first floor landing.

LOUNGE

12' 8" x 11' 1" (3.88m x 3.38m) , with UPVC bay window to the front aspect, wooden flooring, radiator, open fireplace and decorative coving.

DINING ROOM

11' 1" x 11' 0" (3.40m x 3.37m) , with UPVC window to the rear aspect, quarry tiled flooring and door to kitchen.

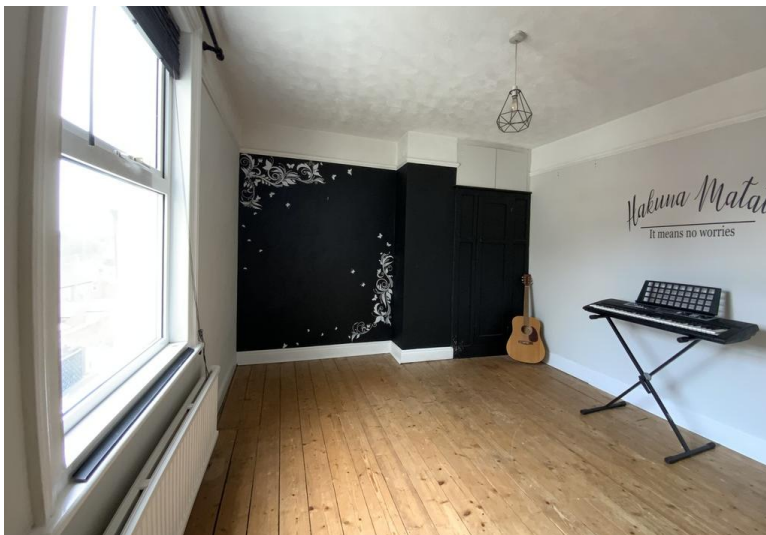


KITCHEN

7' 3" x 18' 3" (2.22m x 5.58m) , with UPVC window to the side aspect, double UPVC doors to the rear garden, wooden flooring, radiator, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, spaces for cooker, fridge and washing machine, partly tiled walls and under stairs storage cupboard.

FIRST FLOOR LANDING

With access to the roof void, fitted cupboard and doors to the two bedrooms and bathroom.



BATHROOM

7' 1" x 9' 7" (2.17m x 2.93m) , with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator, wooden flooring, partly tiled walls and airing cupboard housing the gas central heating boiler.

BEDROOM 1

18' 2" x 10' 10" (5.54m x 3.31m) , with two UPVC windows to the front aspect, radiator, decorative fireplace and fitted cupboard.

BEDROOM 2

11' 0" x 12' 2" (3.37m x 3.73m) , with UPVC window to the rear aspect, radiator and wooden flooring.



OUTSIDE

To the front of the property there is a courtyard garden and to the rear there is a yard.



WEBSITE

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Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

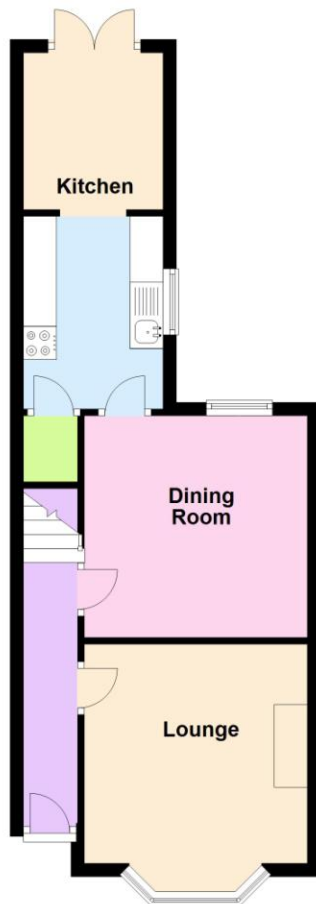
GENERAL

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Ground Floor



First Floor



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Plan produced using PlanUp.

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