



## 58 Goldsmith Walk

Lincoln, LN2 4JW

**£160,000**

**NO ONWARD CHAIN** - This is a three bedroomed end-terraced house located to the North of the historic Cathedral and University City of Lincoln. The property has internal accommodation to comprise of an Inner Hallway, Lounge, Kitchen Diner, Rear Entrance, WC and First Floor Landing leading to three Bedrooms and Shower Room. To the front there is a gated driveway and to the rear there is an extensive garden with paved, lawned and gravelled areas, outbuilding and shed.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln on Wragby Road, turn left on to Outer Circle Drive and then right on to Goldsmith Walk, proceed along 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 uPVC door to the front aspect, tiled flooring, stairs to the First Floor Landing, covered radiator and doors leading to the Kitchen Diner and Lounge.

### LOUNGE

18' 5" x 10' 10" (5.63m x 3.31m) With uPVC window to the front aspect, uPVC double doors to the rear aspect, radiator and gas fire with decorative surround.

### KITCHEN DINER

17' 3" x 7' 7" (5.27m x 2.33m) With uPVC windows to the front and rear aspects, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and complementary splash-backs, stainless steel sink unit and drainer, spaces for an automatic washing machine, fridge and freezer, fitted oven with four ring gas hob and extractor fan over, radiator, door to the Rear Entrance and under stairs storage cupboard with shelving.

### REAR ENTRANCE

With uPVC door to the rear aspect and doors to the WC and Kitchen Diner.

### WC

With uPVC window to the rear aspect, WC, wash hand basin and tiled flooring.

### FIRST FLOOR LANDING

With uPVC window to the rear aspect and doors leading to three Bedrooms and Shower Room.



### BEDROOM 1

9' 3" x 11' 1" (2.82m x 3.40m) With uPVC window to the front aspect, radiator and fitted wardrobes.

### BEDROOM 2

11' 1" x 11' 5" (3.40m x 3.50m) With uPVC window to the front aspect, radiator and fitted wardrobes.

### BEDROOM 3

8' 0" x 8' 3" (2.44m x 2.54m) With uPVC window to the rear aspect and radiator.



### SHOWER ROOM

8' 1" x 6' 9" (2.47m x 2.07m) With uPVC window to the front aspect, suite to comprise of shower, WC and wash hand basin, radiator and partly tiled walls.



### OUTSIDE

To the front of the property there is a gated driveway with flowerbeds. To the rear of the property there is a lawned garden with paved seating areas and an arrangement of sheds and outbuildings.



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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.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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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 thoroughly checked.

**GENERAL**

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Floorplan to follow

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