



35 Wilson Street

Lincoln, LN1 3HZ

£145,000

A well-presented two double bed roomed mid terraced house situated just off Burton Road and within close proximity to a range of local shops and facilities along Burton Road. The property is a short walk away from the Lincoln Bailgate and Cathedral Quarter. Internally the property offers well-presented living accommodation briefly comprising of Lounge, Inner Hallway, Dining Room, Kitchen with a modern fitted kitchen and oak work surfaces, Downstairs Bathroom and First Floor Landing leading to two double Bed rooms. Outside there is a courtyard garden to the rear with a Detached Outbuilding. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln north along Yarborough Road, at the Burton Road roundabout turn right onto Burton Road, left onto Wilson 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

LOUNGE

11' 4" x 10' 7" (3.45m x 3.23m) , with UPVC double glazed window and door to the front elevation and radiator.

INNER HALLWAY

DINING ROOM

11' 11" x 11' 4" (3.63m x 3.45m) , with UPVC double glazed window to the rear elevation, tiled flooring, base unit with oak work surface over and space for freestanding cooker and radiator.



KITCHEN

10' 6" x 4' 10" (3.2m x 1.47m) , with UPVC double glazed window to the side elevation, tiled flooring, base units with oak work surfaces over, stainless steel sink unit and drainer, plumbing and space for washing machine, extractor fan and storage cupboard housing the gas fired central heating boiler.

BATHROOM

5' 9" x 4' 10" (1.75m x 1.47m) , with UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with electric shower over, partly tiled walls, extractor fan and radiator.



FIRST FLOOR LANDING

With access to two bedrooms.

BEDROOM 1

11' 11" x 11' 4" (3.63m x 3.45m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 2

11' 4" x 10' 7" (3.45m x 3.23m) , with UPVC double glazed window to the front elevation and radiator.

OUTSIDE

To the rear of the property there is a traditional courtyard garden with a detached outbuilding.





WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Silb and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Silb & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

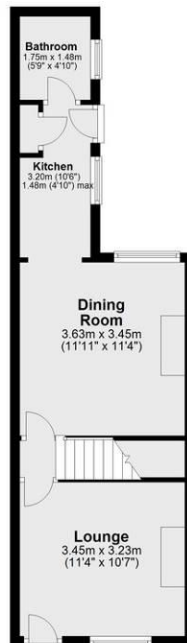
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

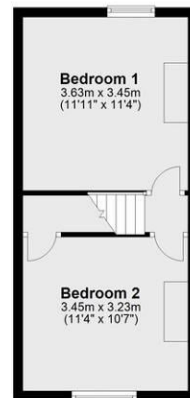
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor
Approx. 34.7 sq. metres (373.2 sq. feet)



First Floor
Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 61.7 sq. metres (664.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

