



**38 Bargate**  
Lincoln, LN5 8DH

**£115,000**

NO ONWARD CHAIN - A mid terraced house situated to the south of the city and within close proximity to the High Street and Lincoln City Centre. The internal accommodation briefly comprises of Shared Entrance Passage, Entrance Hall, two Reception Rooms, fitted Kitchen, Downstairs Bathroom and a First Floor Landing leading to three Bedrooms. Outside there is a rear yard and outside store. The property further benefits from gas central heating and some updating is required.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – A**

**LOCAL AUTHORITY** - Lincoln City Council

**TENURE** - Freehold.

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



**DIRECTIONS**

Heading south out of Lincoln along the High Street, just before the South Park roundabout turn right onto Bargate and continue along Bargate where the property can be found on the left 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 University.



## ACCOMMODATION

### ENTRANCE HALL

With main entrance door and stairs to the first floor.

### FRONT RECEPTION ROOM

12' 11" x 11' 0" (3.94m x 3.35m) , with UPVC window to the front elevation, exposed wooden flooring and double radiator.

### RECEPTION ROOM

12' 10" x 10' 9" (3.91m x 3.28m) , with UPVC window to the rear elevation, coving to ceiling, double radiator and under stairs storage area.

### KITCHEN

12' 11" x 6' 5" (3.94m x 1.96m) , with fitted base and wall cupboards, tiled flooring, part tiled surround, double radiator, sink unit and drainer, Baxi gas central heating boiler and UPVC window to the side elevation.

### REAR ENTRANCE

With UPVC rear entrance door and single radiator.

### BATHROOM

6' 6" x 6' 3" (1.98m x 1.91m) , with suite to comprise of bath with shower over, WC and wash hand basin, tiled flooring, part tiled surround, radiator and UPVC window to the side elevation.

### FIRST FLOOR LANDING

With access to the roof void and single radiator.

### BEDROOM

13' 0" x 10' 10" (3.96m x 3.3m) , with UPVC window to the rear elevation, double radiator and walk-in storage area.

### BEDROOM

12' 11" x 6' 10" (3.94m x 2.08m) , with UPVC window to the front elevation and single radiator.

### BEDROOM

9' 9" x 7' 1" (2.97m x 2.16m) , with UPVC window to the front elevation and double radiator.

### OUTSIDE

There is a shared passageway leading to the enclosed rear yard with patio area, raised seating area and outside store.



**WEBSITE**

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**REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO**

Solicitors & Estate Agents, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct them the average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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**

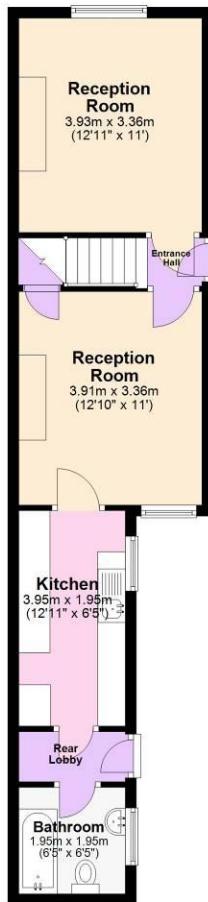
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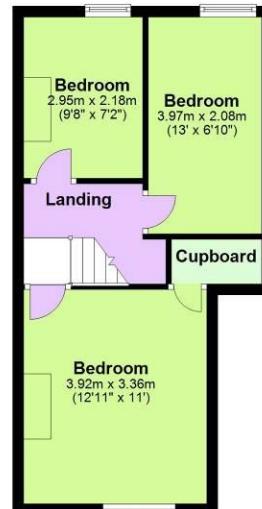
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**Ground Floor**

Approx. 43.8 sq. metres (471.8 sq. feet)

**First Floor**

Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 78.7 sq. metres (846.8 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

