



Mildmay Street, Lincoln LN1 3HR

welcome to

Mildmay Street, Lincoln

- HIGHLY SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE TO THE BAILGATE
- WELL PRESENTED THROUGHOUT
- BEING OFFERED WITH NO ONWARD CHAIN
- WELL PROPORTIONED ROOMS
- SPACIOUS LOUNGE, DINING ROOM AND KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£225,000

A great opportunity to purchase a well presented two bedroom property situated on Mildmay Street which is just a short walk to the historic Bailgate, which offers all relevant amenities. The property is well presented and offers great living and accommodation space throughout.



Entrance Hall

Lounge

15' 2" x 12' 3" (4.62m x 3.73m)

Dining Room

15' 8" into alcove x 12' 4" (4.78m into alcove x 3.76m)

Kitchen

8' max x 13' 4" (2.44m max x 4.06m)

Utility Room

10' 5" x 8' 6" (3.17m x 2.59m)

Bedroom One

11' 10" into alcove x 12' 7" (3.61m into alcove x 3.84m)

Bedroom Two

12' 3" x 8' 6" (3.73m x 2.59m)

Bathroom

Rear Garden

view this property online williamhbrown.co.uk/Property/LCR123684



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

LCR123684 - 0003

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk