

01522 504304

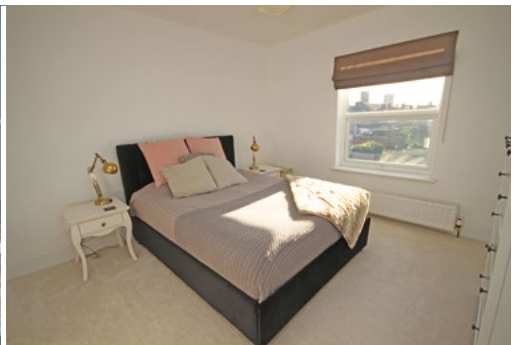
1 Mint Lane, Lincoln, LNI IUD

jhwalter.co.uk



3 Wake Street, Lincoln

£189,950



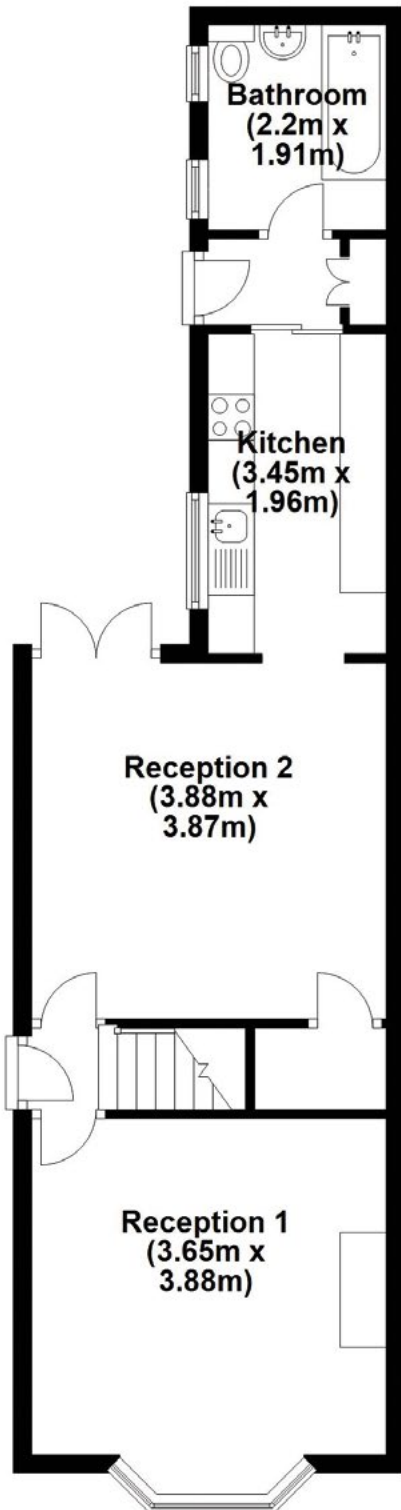
- ▶ Excellently presented
- ▶ Traditional bay fronted terrace
- ▶ Highly sought after Uphill location
- ▶ Cathedral views
- ▶ Recently fitted kitchen and bathroom





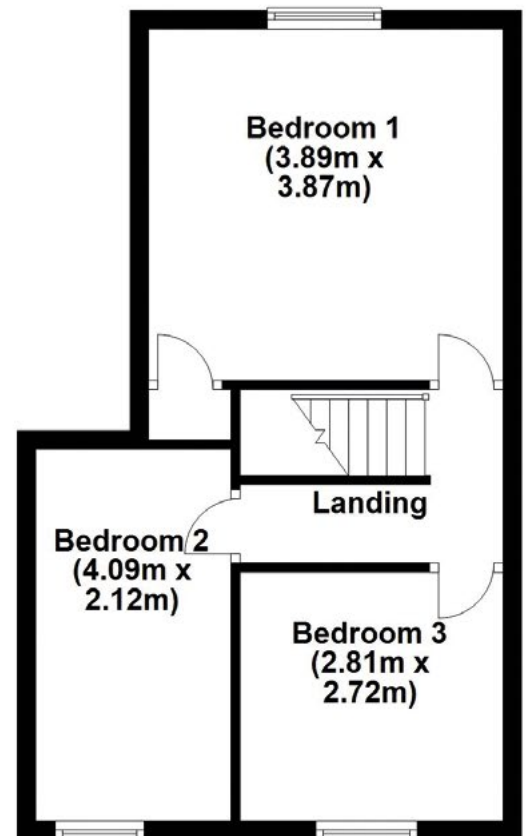
Ground Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



Total area: approx. 84.9 sq. metres (914.0 sq. feet)

DESCRIPTION

An excellently presented bay fronted terraced house situated in the prime Uphill area of Lincoln enjoying Cathedral views. The property comprises of a living room, dining room, recently fitted kitchen and bathroom to the ground, along with three bedrooms to the first floor and a South facing rear garden with decking and built in seating area.

ACCOMMODATION**Ground Floor****Entrance Hall**

Entrance door to side, stairs rising to first floor.

Living Room

Double glazed bay window to front, wood burning stove set to tiled hearth, radiator.

Dining Room

Double glazed French doors opening to the rear, under stairs storage cupboard, radiator.

Kitchen

Double glazed window to side, stainless steel drainer sink, preparation work surfaces, base and eye level storage units, integrated four ring hob with extractor hood, integrated oven, fridge freezer and dishwasher, space and plumbing for washing machine, tiled floor, cupboard housing boiler.

Rear Lobby

Side entrance door, storage cupboard, tiled floor.

Bathroom

Double glazed window to side, low level WC with concealed cistern, wall hung wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail, tiled floor, walls and extractor.

First Floor Landing

With loft access.

Bedroom One

Double glazed window to rear, storage cupboard, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to front, radiator.

OUTSIDE

The property has an enclosed South facing garden with decking and built in seating area, there is also a useful brick store with power and lighting.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

COUNCIL TAX

Band A

LOCAL AUTHORITY

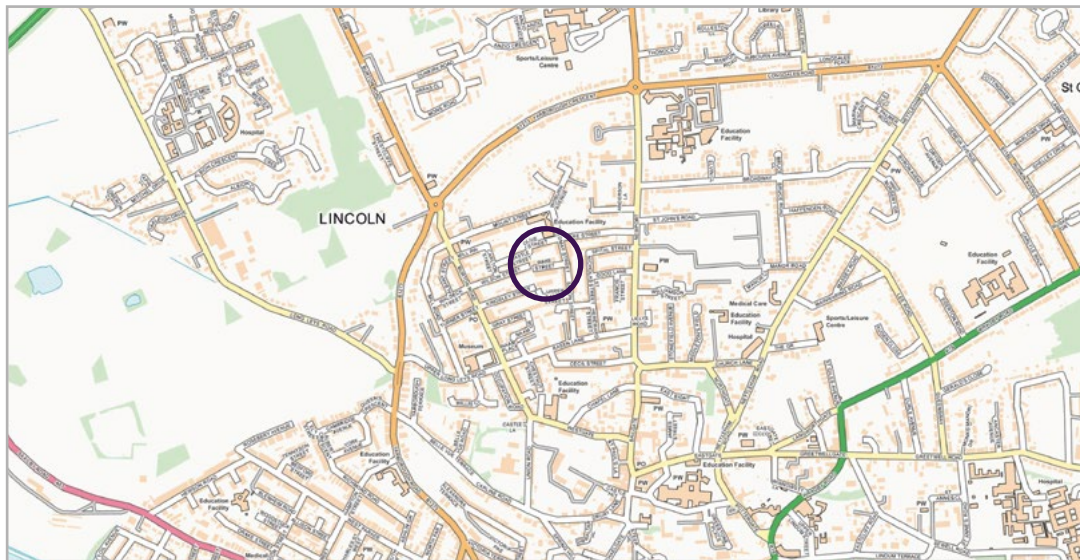
Lincoln City Council - 01522 881188

VIEWING

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

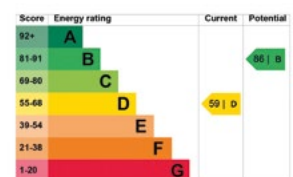
AGENT

James Drabble info@jhwalter.co.uk 01522 504304



This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Did you know??

We are a multidisciplinary practice, offering advice on property, business, planning & energy.

To find out more call 01522 504304

**Money talks...**

Whilst we are not here to sell mortgages, if you would like to have some free, fully independent mortgage advice we know a man who can!

White
Mortgages Limited

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