



## **1 Wilson Street**

Lincoln, LN1 3HZ

**£195,000**

A rare opportunity to acquire a detached character home in the Uphill area of Lincoln, within close proximity of Lincoln's Cathedral Quarter and Bailgate. The property has beautiful accommodation comprising of Lounge/Diner, fitted Kitchen, Shower Room and a First Floor Bedroom. The property has modernised accommodation and is currently being used as a successful holiday let. Viewing is highly recommended.

Wilson Street, Lincoln, LN1 3HZ



**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.

**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

### LOUNGE/DINER

17' 9" x 8' 7" (5.42m x 2.62m) , with double glazed windows to the front and side aspects, spiral staircase to First Floor, wall-hung electric fire, wooden flooring and electric radiator.

### KITCHEN

8' 7" x 4' 9" (2.62m x 1.47m) , fitted with a modern range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, integrated fridge, space for a washing machine, electric oven and hob with extractor fan over, double glazed window to the front aspect and wooden flooring.

### SHOWER ROOM

8' 6" x 2' 11" (2.60m x 0.90m) , fitted with a three piece suite comprising of shower cubicle with electric shower, close coupled WC and wash hand basin in a vanity unit.

### BEDROOM

17' 8" x 8' 7" (5.41m x 2.62m) , with double glazed windows to the front and side aspects, wooden flooring, electric radiator, spotlights, vaulted ceiling and Juliette balcony.



#### WEBSITE

Our detailed website shows 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](http://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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson Gray 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 we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### 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 thoroughly checked.

#### GENERAL

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

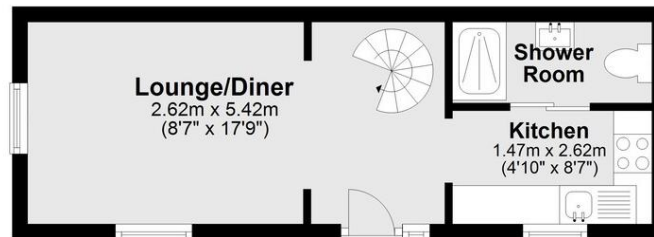
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

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### Ground Floor

Approx. 20.9 sq. metres (225.1 sq. feet)



### First Floor

Approx. 14.2 sq. metres (152.6 sq. feet)



Total area: approx. 35.1 sq. metres (377.7 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

