



56 Roman Wharf Lincoln, LN1 1SR

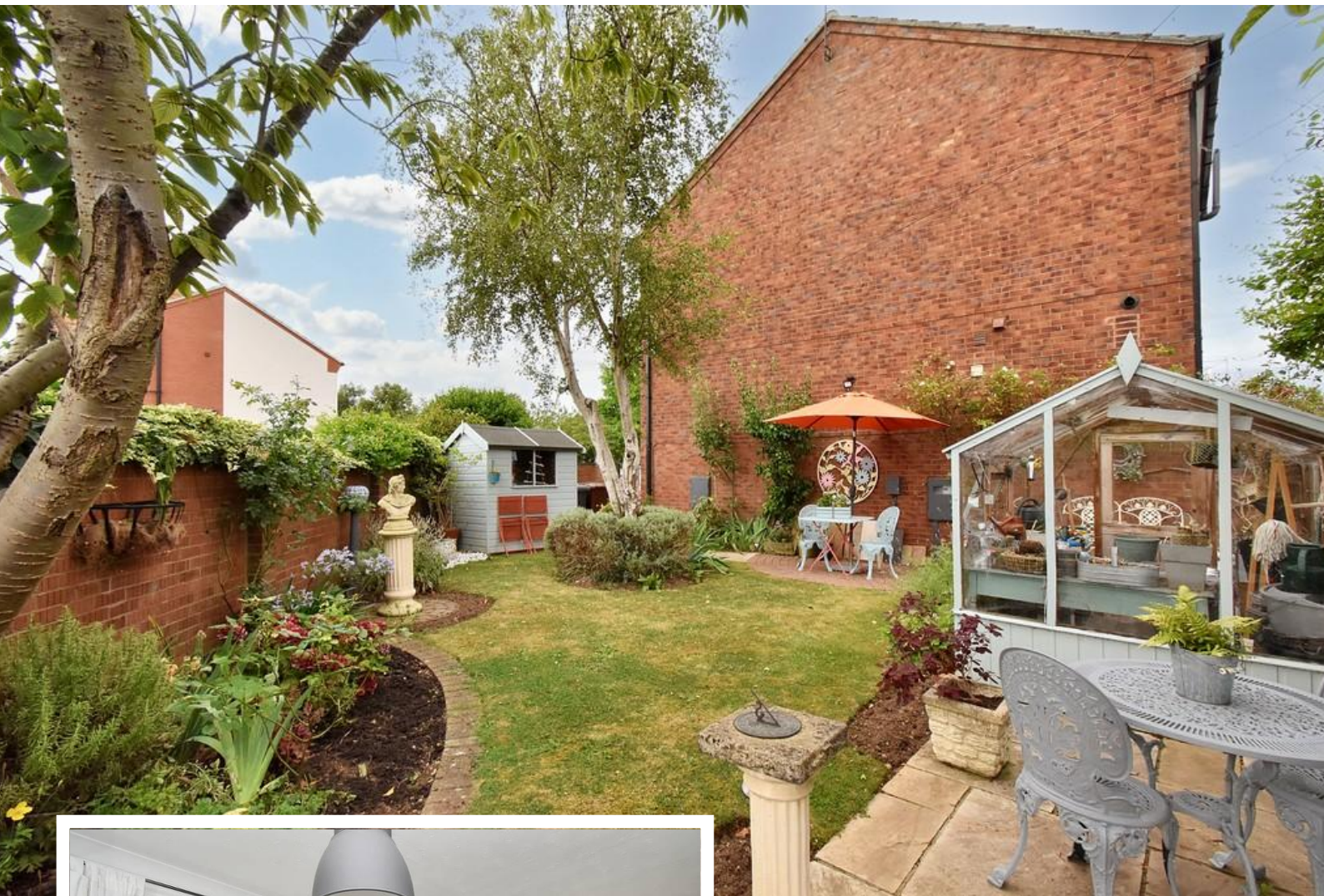


Book a Viewing!

£375,000

An excellent two bedroomed end town house with a **DETACHED SELF-CONTAINED ANNEX** (currently let on an assured shorthold tenancy agreement generating an income of £800pcm), located on this popular residential development which is situated close to the Fossdyke Canal within close proximity to Lincoln City Centre. The property is situated in a pleasant corner position with gardens to the side and rear and two driveways providing off road parking spaces for four vehicles. The internal living accommodation briefly comprises of Entrance Hall, Lounge, excellent Open Plan Dining Kitchen and a First Floor Landing leading to two Bedrooms, En-suite to the principle Bedroom (formally the third bedroom) and a Family Bathroom. The **DETACHED SELF-CONTAINED ANNEX** offers accommodation to comprise of Open Plan Living/Bedroom Area, separate WC, fitted Kitchen and Shower Room/Utility Room. Outside there are well-maintained gardens to the side and rear with a seating area and summer house. Viewing of this property is highly recommended.





SERVICES

All mains services available.
Gas central heating to both the house and annex.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

HOUSE

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

ANNEX

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

NOTE – The vendor has advised us that the self-contained annex is currently let on an assured shorthold tenancy agreement generating an income of £800pcm.



LOCATION

Roman Wharf is a popular well-established residential development situated along the Fossdyke Canal. The development is situated to the west of the City and is just off Carholme Road. There are pleasant walks along the Fossdyke Canal towards Lincoln City Centre and the West Common. 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 UPVC main entrance door, stairs the first floor and single radiator.

CLOAKROOM

With WC, wash hand basin, single radiator and UPVC window to the front elevation.

LOUNGE

14' 10" x 14' 2" (4.52m x 4.32m), with UPVC window to the front elevation with fitted shutter blinds, living flame gas fire, double radiator and coving to ceiling.

KITCHEN/DINER

17' 1" x 10' 2" (5.21m x 3.1m)

Kitchen Area with a range quality wall, base units and drawers with Corian work surfaces, part tiled surround, tiled flooring, integral Neff appliances incorporating oven and microwave with warming drawer, integral fridge freezer, integral dishwasher and induction hob with extractor hood, plumbing for washing machine, sink unit and drainer, cupboard housing the gas central heating boiler, UPVC window to the rear elevation and UPVC rear entrance door.

Dining Area with UPVC patio doors leading to the balcony/seating area, coving to ceiling, single radiator, breakfast bar and under stairs storage area.

FIRST FLOOR LANDING

With airing cupboard and access to the roof void.

BEDROOM

15' 0" maximum into wardrobe x 10' 6" (4.57m x 3.2m), with UPVC window to the front elevation, double radiator, coving to ceiling and fitted double wardrobes with storage above.

EN-SUITE

With suite to comprise of fitted shower cubicle with rainfall shower, tiled flooring, part tiled surround, coving to ceiling, WC, wash hand basin with vanity unit and UPVC window to the front elevation (formally the third bedroom).

BEDROOM

10' 5" x 10' 5" (3.18m x 3.18m), with UPVC window to the rear elevation, double radiator, coving to ceiling and fitted mirror fronted wardrobes.





BATHROOM

7' 2" x 6' 4" (2.18m x 1.93m), with suite to comprise of bath with shower over, WC and wash hand basin, tiled flooring, part tiled surround, single radiator and UPVC window to the rear elevation.

ANNEX ACCOMMODATION

OPEN PLAN LIVING/BEDROOM AREA

16' 11" x 14' 7" (5.16m x 4.44m), with UPVC window to the front elevation, two radiators, coving to ceiling and UPVC side entrance door.

KITCHEN

11' 1" x 7' 1" maximum (3.38m x 2.16m), fitted with a range of wall and base units, sink unit and drainer, fitted gas hob, part tiled surround and UPVC window to the rear elevation.

WC

With WC, wash hand basin and UPVC window to the side elevation.

UTILITY/SHOWER ROOM

With fitted shower cubicle, wash hand basin, part tiled surround, single radiator, plumbing for washing machine and UPVC window to the rear elevation.

OUTSIDE

The property is situated in a pleasant corner position with well-established and maintained gardens to the side and rear. There is a private walled garden to the rear which is mainly paved with raised flowerbeds and a summer house. The garden extends to the side with a lawned area, a variety of mature shrubs and trees, greenhouse and further seating areas. The property benefits from driveways to both the front of the property and the annex, providing off road parking spaces for four vehicles.

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

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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.

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

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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 roughly checked.

GENERAL

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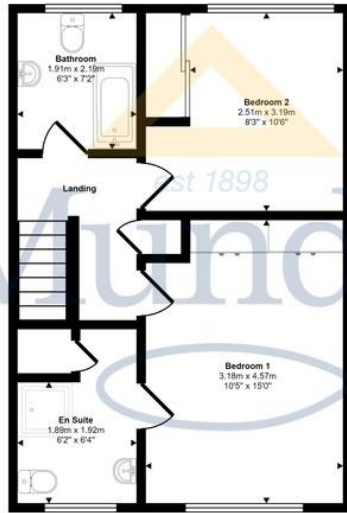




Approx Gross Internal Area
121 sq m / 1300 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft



First Floor
Approx 41 sq m / 446 sq ft



Annex
Approx 36 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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