



29 Wilson Street

Lincoln, LN1 3HZ



Book a Viewing!

£155,000

INVESTMENT OPPORTUNITY - Property to be sold with Tenants in situ. A two double bedroom mid terraced house, located just off Burton Road within the popular Uphill area of Lincoln. The property is within a short walk of a range of shops and facilities as well as the Bailgate and the historic Cathedral quarter and has easy access into Lincoln City Centre. The property is currently let on a shorthold assured tenancy achieving £695pcm. Internally the property has accommodation comprising of Lounge, Dining Room, Kitchen, downstairs Bathroom and a First Floor Landing leading to two Bedrooms. Outside there is a traditional courtyard garden.



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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.

LOUNGE

11' 5" x 11' 5" (3.48m x 3.48m) With uPVC double glazed window and external door and radiator.

DINING ROOM

11' 5" x 11' 3" (3.48m x 3.43m) With uPVC double glazed window, understairs storage cupboard and radiator.

KITCHEN

10' 10" x 5' 10" (3.3m x 1.78m) With uPVC double glazed window and external door, tiled flooring, fitted with a range of wall, drawer and base units with work surfaces over and tiled splashbacks. Integral oven, four ring gas hob with extractor fan over, stainless steel sink and drainer unit and plumbing and space for a washing machine.

BATHROOM

7' 5" x 6' 3" (2.26m x 1.91m) With uPVC double glazed window, partly tiled walls, low level WC, wash hand basin, bath with shower over and radiator.

FIRST FLOOR LANDING

Giving access to two bedrooms.

BEDROOM 1

11' 5" x 11' 5" (3.48m x 3.48m) With uPVC double glazed window and radiator.

BEDROOM 2

11' 5" x 11' 4" (3.48m x 3.45m) With uPVC double glazed window, over stairs storage cupboard and radiator.

OUTSIDE

To the rear of the property there is a traditional courtyard garden.

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

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 & Better Edge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson 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, J Walter and Callum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 roughly checked.

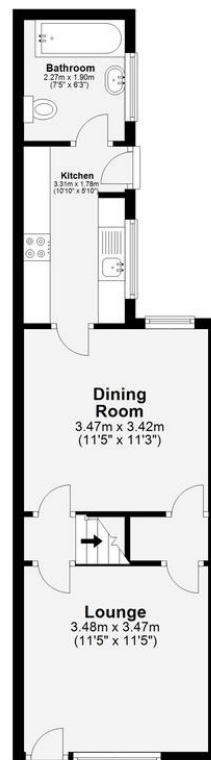
GENERAL

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

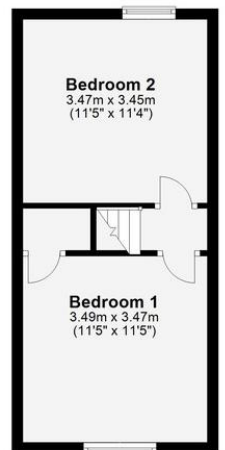
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

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Ground Floor
Approx. 38.1 sq. metres (409.8 sq. feet)



First Floor
Approx. 27.5 sq. metres (295.8 sq. feet)



Total area: approx. 65.6 sq. metres (705.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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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.

