



**68 Cecil Street**

Lincoln, LN1 3AU



Book a Viewing!

### **GUIDE PRICE £235,000**

A traditional three bedroom semi-detached house situated in the prestigious Uphill Lincoln, close to the Bailgate and Cathedral Quarter with the additional benefit of gated off street parking. Internal accommodation comprises of Hall, Lounge, large Dining Room, fitted Kitchen and a First Floor Landing leading to three double Bedrooms and Shower Room. Outside there is an enclosed yard with shed and gated off street parking. The property is in need of modernisation. Viewing of the property is essential. NO CHAIN.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – B.

**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

### HALL

With staircase to the first floor.

### LOUNGE

14' 3" x 11' 6" (4.36m x 3.53m) With double glazed windows to the front and side aspects, gas fire set within a feature fireplace and radiator.

### DINING ROOM

21' 7 (max)" x 12' 4 (max)" (6.58m x 3.76m) With double glazed windows to the front and side aspects, gas fire set within a feature fireplace, understairs storage cupboard and radiator.



### KITCHEN

12' 6" x 8' 7" (3.82m x 2.63m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for fridge and cooker, tiled flooring, tiled splashbacks, double glazed window and door to the front aspect and radiator.

### FIRST FLOOR LANDING

With airing cupboard and double glazed window to the front aspect.

### BEDROOM 1

12' 8" x 11' 6" (3.87m x 3.53m) With two double glazed windows to the side aspect and radiator.

### BEDROOM 2

12' 0" x 9' 10" (3.66m x 3.01m) With two double glazed windows to the front and side aspects and radiator.

### BEDROOM 3

9' 8" x 8' 2" (2.97m x 2.50m) With double glazed window to the side aspect and radiator.



### SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin on a vanity unit, tiled walls, spotlights, radiator and double glazed window to the front aspect.

### OUTSIDE

The property has an enclosed rear yard with seating area, raised border and a shed. The property further benefits from gated off street parking.





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Sills & Betteridge, 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.

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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.

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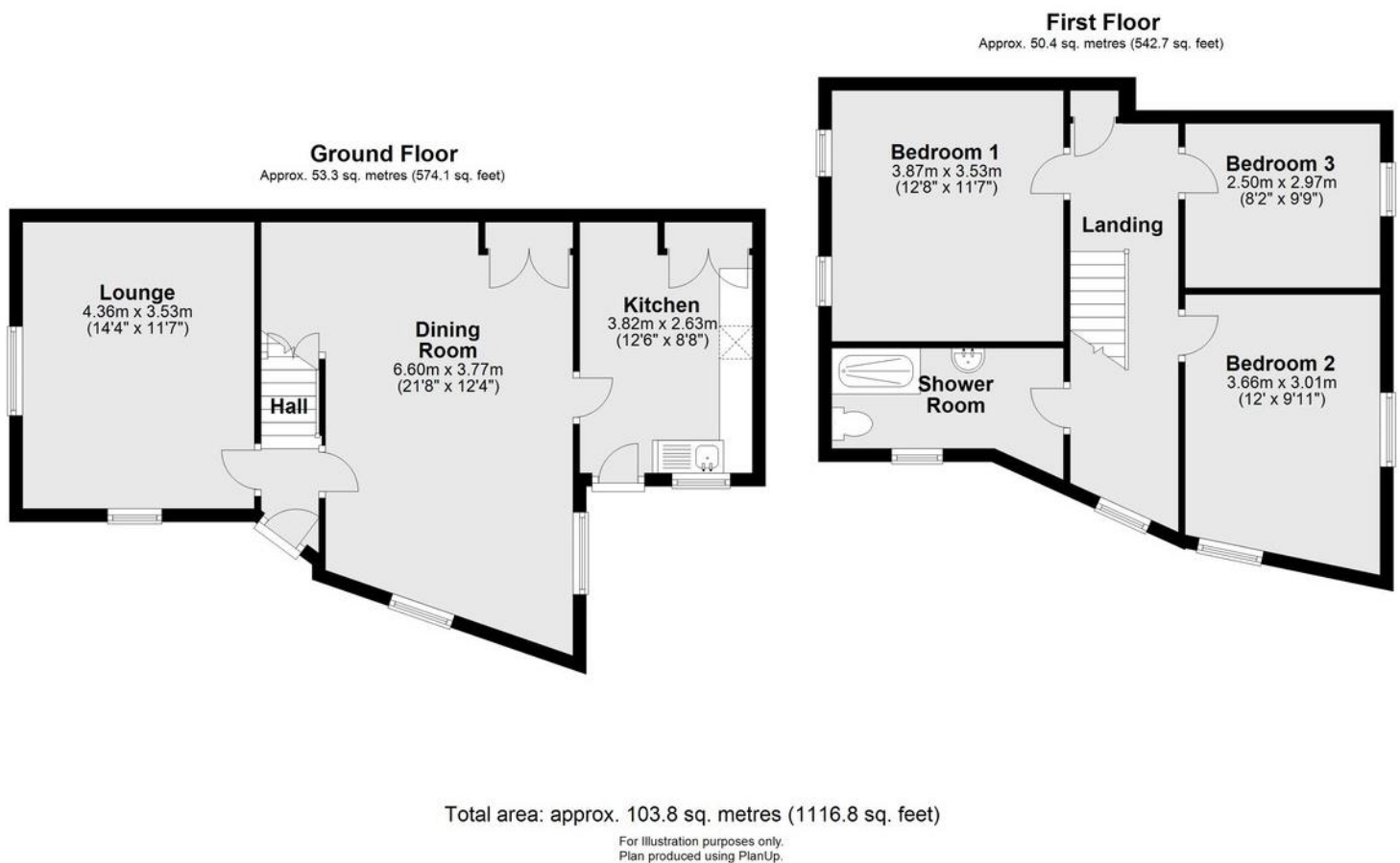
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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**  
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