



**26 Wilson Street**  
Lincoln, LN1 3HY



Book a Viewing!

**£120,000**

A modern one bedroomed end terraced house located within the ever popular Uphill Area of Lincoln, just off Burton Road and within a short walk to a range of local shops and facilities, the Bailgate and the historic Quarter with the Castle and Cathedral. The accommodation comprises of Lounge, Kitchen and a First Floor Landing leading to a double Bedroom and Bathroom. Outside there is a private rear garden to the rear and a driveway to the front providing an off road parking space. The property is ideally suited for a first time buyer or buy to let investors and is being sold with No Onward Chain.



## Wilson Street, Lincoln, LN1 3HY

### SERVICES

All mains services available.

### 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

#### LOUNGE

11' 8" x 10' 0" (3.56m x 3.07m) With staircase to the first floor, double glazed window to the front aspect and electric radiator.

#### KITCHEN

11' 8" x 7' 2" (3.56m x 2.20m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan, integrated fridge freezer, space for washing machine, double glazed window to the rear aspect and door to the garden.

#### FIRST FLOOR LANDING

With double glazed window to the rear aspect.

#### BEDROOM

11' 6" x 8' 7" (3.51m x 2.63m) With over stairs storage cupboard, double glazed window to the front aspect and electric radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity unit, tiled walls, tiled flooring and double glazed window to the rear aspect.

#### OUTSIDE

To the front of the property there is a block paved driveway providing off street parking. To the rear there is a private enclosed garden laid to artificial grass for ease of maintenance.

#### 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, 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 thoroughly checked.

#### GENERAL

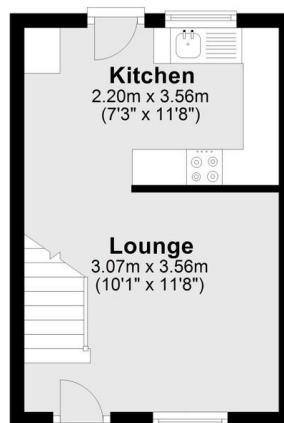
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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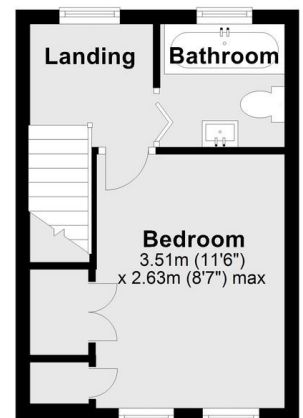
### Ground Floor

Approx. 19.1 sq. metres (205.8 sq. feet)



### First Floor

Approx. 19.0 sq. metres (204.6 sq. feet)



Total area: approx. 38.1 sq. metres (410.4 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.



29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

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.



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