



19 Greetwell Gate

Lincoln, LN2 4AW



Book a Viewing!

£195,000

This property is located in a prime area of Uphill Lincoln, close to the desirable Bailgate and Cathedral Quarter. This historic area has an array of independent Shops, Restaurants and Cafes and is within walking distance of Lincoln Castle and Lincoln Cathedral. The property also offers excellent access to the City Centre and Train Station. The property features a Hall, a Lounge (currently used as Bedroom 3), a Dining Room, a modern fitted Kitchen, WC and the First Floor leading to two Bedrooms and a Shower Room. The property also has a pleasant rear garden. The property is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

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 stairs raising to First Floor.

LOUNGE / CURRENT BEDROOM 3

10' 11" x 9' 11" (3.33m x 3.02m) With UPVC double glazed window and radiator.

DINING ROOM

13' 0" x 10' 11" (3.96m x 3.33m) With UPVC double glazed window, fitted cupboards and radiator.

KITCHEN

14' 1" x 5' 10" (4.29m x 1.78m) With UPVC double glazed window and external door, vinyl flooring, fitted with a range of wall, base units and drawers with works surfaces over and tiled splashback, integral oven, four ring ceramic hob with extractor fan over and spaces and plumbing for washing machine and dishwasher.

WC

With UPVC double glazed window, vinyl flooring, low level WC and wash hand basin.

FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 1

10' 11" x 10' 0" (3.33m x 3.05m) With UPVC double glazed window and radiator.

BEDROOM 2

13' 0" x 7' 3" (3.96m x 2.21m) With UPVC double glazed window and radiator.

SHOWER ROOM

9' 5" x 6' 3" (2.87m x 1.91m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, shower cubicle, heated towel rail, panel boarding, extractor fan and a gas fired central heating boiler.

OUTSIDE

To the rear of the property there is a lawned garden.



WEBSITE

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CWH, J. Water and Calum 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.

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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

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:

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