



**62 Gray Street**

Lincoln, LN1 3HL



Book a Viewing!

**£199,950**

A traditional three bedroom traditional terraced house situated in the popular Uphill location of Lincoln, close to the Cathedral Quarter. The property has well-presented accommodation comprising of Lounge, Dining Room, fitted Kitchen, Bathroom and a First Floor Landing leading to three Bedrooms. Outside there is an enclosed rear garden and the additional benefit of a larger than average garage which provides secure off road parking. Viewing is highly recommended. NO CHAIN.





**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

12' 7" x 11' 3" (3.85m x 3.45m) With double glazed window to the front aspect, laminate floor and radiator.



#### DINING ROOM

12' 7" x 15' 5" (3.85m x 4.70m) With double glazed window to the rear aspect, laminate flooring and radiator.

#### KITCHEN

12' 9" x 6' 10" (3.90m x 2.10m) 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 cooker and washing machine, wall mounted gas fired central heating boiler, double glazed window to the side aspect and door to the garden.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, tiled flooring and double glazed window to the side aspect.

#### FIRST FLOOR LANDING

#### BEDROOM 1

12' 7" x 11' 3" (3.85m x 3.45m) With double glazed window to the front aspect, overstairs storage cupboard and radiator.

#### BEDROOM 2

12' 1" x 6' 2" (3.70m x 1.90m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

9' 0" x 7' 4" (2.75m x 2.25m) With double glazed window to the rear aspect and radiator.

#### OUTSIDE

To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area. The property further benefits from a larger than average garage (vehicular access from Upper Saxon Street).

#### GARAGE

4' 86" x 4' 15" (3.4m x 1.6m) Larger than average garage accessed via Upper Saxon Street, with up and over door to the front and personnel door to the rear.





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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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

