



47 Smith Street

Lincoln, LN5 8HY



Book a Viewing!

£160,000

A Two-Bedroom Mid-Terrace property, ideally positioned within walking distance of Lincoln City Centre. Perfect for first-time buyers or investors, the property benefits from off-road parking and is sold with no onward chain. The accommodation comprises: Entrance Hallway, Lounge, Kitchen/Diner, First Floor Landing, Bathroom, Bedroom One, and Bedroom Two. Outside, the property features a secure rear garden with direct access to allocated parking.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

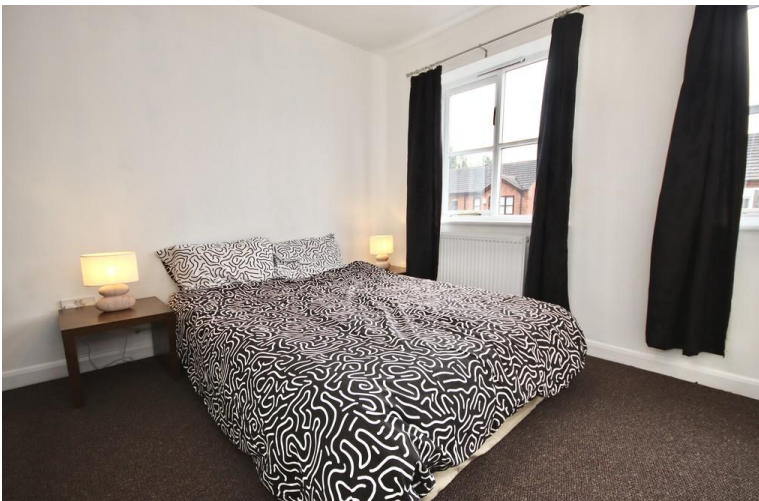
LOCAL AUTHORITY - Lincoln City Council.

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.





ENTRANCE HALL

Entered via front door with glass inset panel, leading through to the lounge. Finished with vinyl flooring.

LOUNGE

13' 10" x 13' (4.22m x 3.96m) Front-facing reception room with wooden double bay window, radiator, and stairway to the first-floor landing. The vinyl flooring continues seamlessly from the hallway.

KITCHEN/DINER

7' 11" x 13' (2.41m x 3.96m) Fitted with a range of cupboards and worktops, gas hob, electric oven with extractor hood, and wall-mounted Baxi boiler. Space and plumbing for washing machine, space for fridge/freezer, and room for a dining table. Features include a wooden double-glazed window to the rear, sliding double doors to the garden, and radiator.



FIRST FLOOR LANDING

Access to two bedrooms, bathroom, and storage cupboard housing hot water cylinder with shelving. Loft hatch to boarded loft void.

BEDROOM 1

11' 11" max x 13' 0" max (3.63m max x 3.96m max) Spacious double bedroom with two wooden double-glazed front windows, built-in cupboard storage, ample space for wardrobes and furniture, and radiator.



BEDROOM 2

10' 1" x 6' 11" (3.07m x 2.11m) Rear-facing double bedroom with wooden double-glazed window and radiator.

BATHROOM

6' 5" x 5' 9" (1.96m x 1.75m) Three-piece suite comprising panelled bath with electric shower over, WC, and sink with built-in storage. Tiled wall splashbacks, mirror with light, extractor fan, radiator, vinyl flooring, and rear-facing wooden double-glazed window.

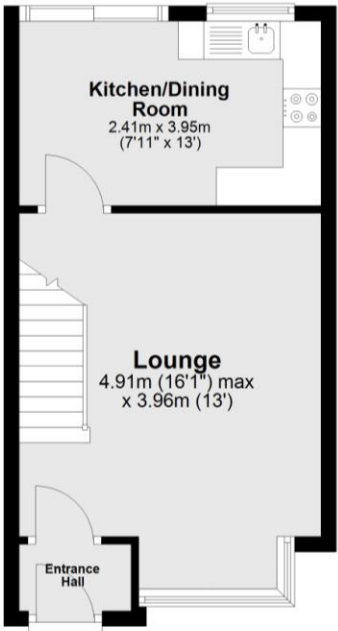
OUTSIDE

The rear garden is securely enclosed and accessed via the kitchen. It features a patio, newly re-seeded lawn, and planted borders. A gated pathway provides access to the rear shed, allocated parking space, and beyond a double gateway to an additional parking space – a premium benefit in this central location.

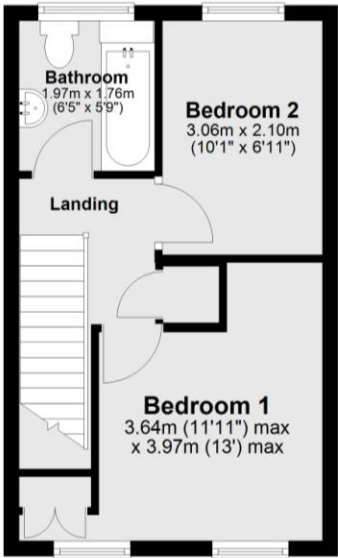




Ground Floor



First Floor



Total area: approx. 56.2 sq. metres (605.4 sq. feet)

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 & 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 herein as not verified.

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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.

