



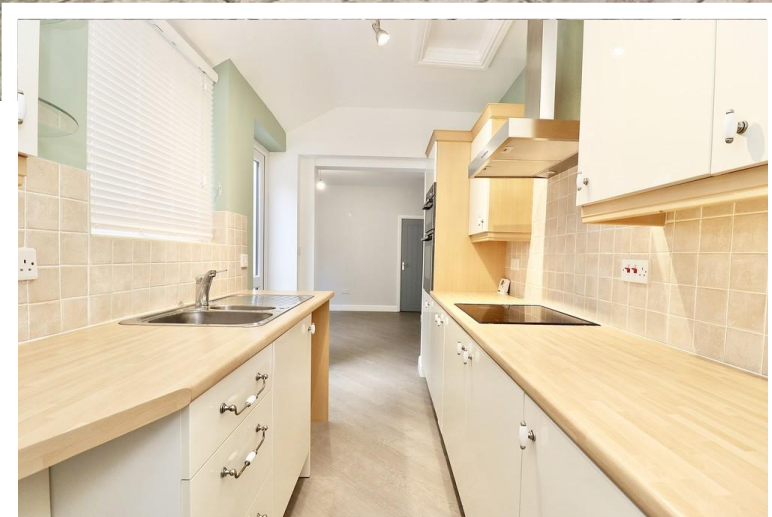
## 2 Hereward Street

Lincoln, LN1 3EW

**£225,000**

Presenting a pristine three-storey end town house in the highly sought-after area of Uphill Lincoln. This immaculately-presented property boasts new floorings and fresh décor throughout and is situated just a short walk from the Bailgate and historical area of Lincoln. The property enjoys close proximity to local amenities and is within walking distance to the City Centre and train station. The accommodation comprises of Lounge, Dining Room, Kitchen, Bathroom and three Double Bedrooms, one having an En-Suite Shower Room. The property offers a low maintenance rear courtyard providing a private outdoor space. The property is being sold with No Onward Chain and viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E

**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.



## ACCOMMODATION

### LOUNGE

11' 8" x 11' 2" (3.56m x 3.4m), with UPVC double glazed window and door to the front elevation, laminate flooring, feature fireplace and radiator.

### INNER HALLWAY

With stairs to the First Floor.

### DINING ROOM

12' 1" x 11' 8" (3.68m x 3.56m), with UPVC double glazed window to the rear elevation, laminate flooring, understairs storage cupboard, feature fireplace and radiator.

### KITCHEN

10' 11" x 6' 3" (3.33m x 1.91m), with UPVC double glazed door and window to the side elevation, laminate flooring, fitted with a range of wall and base units with drawers and work surfaces over, tiled splashbacks, 1½ stainless steel sink and drainer, integral double oven, four ring ceramic hob with extractor fan over, plumbing and space for a washing machine and access to the Bathroom.

### BATHROOM

6' 3" x 5' 7" (1.91m x 1.7m), with UPVC double glazed window to the rear elevation, tiled flooring, tiled walls, suite to comprise of low level WC, wash hand basin and bath with shower over and radiator.

### FIRST FLOOR LANDING

With banister rail and radiator.



### BEDROOM 2

11' 8" x 11' 3" (3.56m x 3.43m), with UPVC double glazed window to the front elevation, overstairs storage cupboard, radiator and original radiator.

### BEDROOM 3

11' 8" x 9' 6" (3.56m x 2.9m), with UPVC double glazed window to the rear elevation, radiator, original fireplace and wall-mounted gas-fired central heating boiler.



## SECOND FLOOR

### BEDROOM 1

11' 8" x 11' 2" (3.56m x 3.4m), with UPVC double glazed window to the front elevation, Eaves storage, radiator, spotlighting and access to roof void.

### EN-SUITE

11' 8" x 7' 10" (3.56m x 2.39m), with two Velux windows to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, radiator and spotlighting.

### OUTSIDE

To the rear of the property there is a low maintenance courtyard garden which is mainly paved with a raised decked seating area.





**WEBSITE**

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**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.

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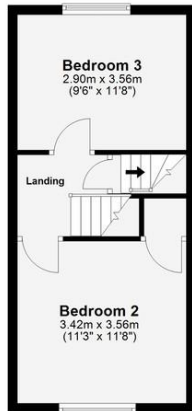
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**Ground Floor**  
Approx. 39.1 sq. metres (420.4 sq. feet)



**First Floor**  
Approx. 29.8 sq. metres (321.1 sq. feet)



**Second Floor**  
Approx. 21.8 sq. metres (234.9 sq. feet)



Total area: approx. 90.7 sq. metres (976.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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