



Wilson Street

MOUNT & MINSTER

# Wilson Street

- Allocated car parking space
- Lounge
- Kitchen
- Three Bedrooms
- Popular Uphill location
- Rear Garden

## INTRODUCTION

This three bedrooomed mid terrace house situated in Uphill Lincoln is in a great location with nearby amenities on Burton Road. The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Three Bedrooms, Bathroom and an Ensuite Shower Room. Outside there is a rear garden and parking for one car.

## LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well- regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of the historic Bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate.

## ACCOMMODATION

### Entrance Hall

### Lounge

**3.57m x 4.04m (11'8" x 13'3")**

Wood laminate flooring, feature fireplace with redundant gas fire, understairs cupboard.

### Kitchen

**2.56m x 4.75m (8'4" x 15'7")**

wood laminate flooring, range of wall and base units, tiled splashbacks, stainless steel sink and drainer, integrated oven with hob over and extractor over, space and plumbing for washing machine.

### First Floor Landing

Carpet, ceiling light.

### Bedroom One

**3.58m x 3.06m (11'8" x 10'0")**

carpet, built in wardrobe with hanging rails, drawers and shelving, ceiling light.



**Bedroom Two****1.78m x 2.92m (5'10" x 9'6")**

carpet, ceiling light.

**Bathroom****1.68m x 2.05m (5'6" x 6'8")**

Laminate flooring, low level WC, pedestal wash hand basin, bath with mains shower over, tiled splashbacks, extractor.

**Second Floor Landing**

Carpet, ceiling light.

**Bedroom Three****3.61m x 3.02m (11'10" x 9'10")**

carpet, ceiling light.

**En-suite Shower Room****2.52m x 1.37m (8'3" x 4'5")**

Laminate flooring, pedestal wash hand basin, low level WC, radiator, shower cubicle with electric shower, extractor.

**Outside**

Enclosed courtyard garden to the rear, having a single car space at the rear of the house in the private communal area accessible from the garden.

**ENERGY PERFORMANCE CERTIFICATE**

EPC Rating: C

**COUNCIL TAX BAND**

Council Tax Band: B

**TENURE**

Freehold.

There is currently a tenant in situ and the property is currently let on an AST at £750.00PCM. The property can be purchased with the tenant in situ or with vacant possession.

**VIEWINGS**

Strictly by prior arrangement with the Sole Agent.

**PARTICULARS**

Drafted following client's instructions from March 2024. Photos from October 2022.

**ADDITIONAL INFORMATION**

For further information, please contact Ellen Norris at Mount &amp; Minster at:

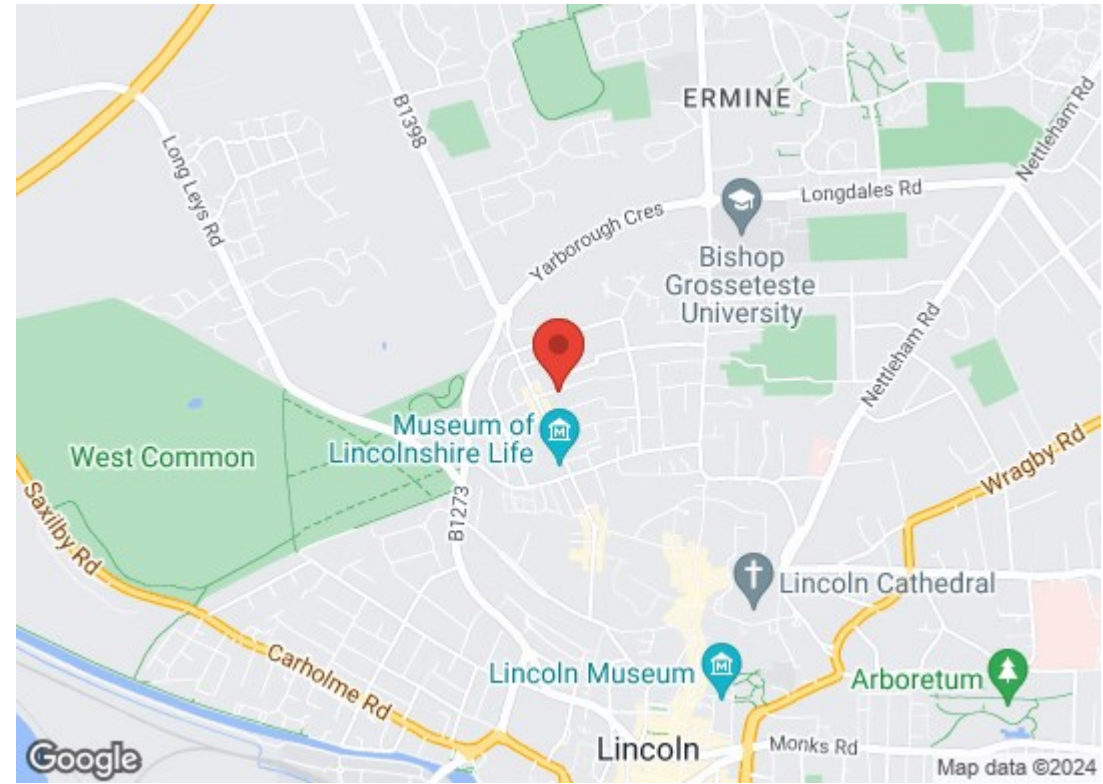
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**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount &amp; Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>73</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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