



- Uphill Terraced Property
- 3 Bedrooms Over 3 Floors
- 2 Bathrooms
- Kitchen, Lounge & Conservatory
- Walking Distance To Lincoln Cathedral
- Enclosed Rear Garden
- EPC Rating: 75C
- No Onward Chain!

Gray Street, Uphill, LN1 3HL,  
£194,000





This Uphill terrace property boasts 3 bedrooms over 3 floors. The property occupies a prime position and provides easy access to the popular Bailgate and Cathedral area and is nearby local amenities such as Co-op foodstore, post office and a range of independent stores and cafes. Accommodation briefly comprises 10'3" x 11'0" kitchen, lounge and a conservatory. Rising to the first floor there are 2 bedrooms and a bathroom. To the second floor there is a completely separate private master suite with the bedroom measuring 11'6" x 11'9" having Velux windows and storage cupboard housing the Logic plus combination boiler and access to en-suite shower room. The property makes an ideal first time purchase or investor. No onward chain. Contact Starkey&Brown. Council tax band: A. Freehold.



Access via shared passageway into:

### Entrance Hall

Having uPVC door to side aspect, radiator and stairs rising to first floor. Access to kitchen and lounge.

### Kitchen

10' 3" x 11' 0" (3.12m x 3.35m)

Having a range of base and eye level units with counter worktops, integral oven, 4 ring hob with extractor hood over, space and plumbing for laundry appliances, sink and drainer unit. Understairs storage cupboard, radiator and consumer unit and uPVC double glazed window to front aspect.

### Lounge

11' 3" x 11' 0" (3.43m x 3.35m)

Having radiator and French doors to rear aspect leading to conservatory.

### Conservatory

9' 3" x 9' 10" (2.82m x 2.99m)

Being of brick base with double glazed wood framed windows to rear aspect, radiator and access to rear garden.

### First Floor Landing

#### Bedroom 2

11' 0" x 10' 3" (3.35m x 3.12m)

Having uPVC double glazed window to front aspect and radiator.

#### Bedroom 3

8' 1" x 8' 2" (2.46m x 2.49m)

Having uPVC double glazed window to rear aspect and radiator.

### Bathroom

6' 3" x 8' 2" (1.90m x 2.49m)

Having panelled bath with radiator, uPVC double glazed obscured window to rear aspect, low level WC and pedestal hand wash basin unit.

### Second Floor Landing

#### Bedroom 1

11' 6" x 11' 9" (3.50m x 3.58m)

Having 2 Velux windows, loft access, eaves storage, radiator and storage cupboard housing Logic plus combination boiler. Access to:

### En-Suite

11' 0" x 6' 4" (3.35m x 1.93m)

Having shower cubicle, low level WC, pedestal hand wash basin unit, extractor unit, radiator, Velux window and access to eaves storage.

### Outside Rear

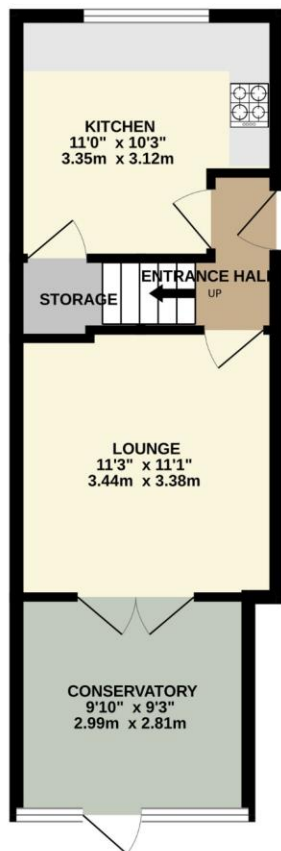
Having an enclosed garden which is mainly laid to lawn, enclosed with fenced and walled perimeters, housing a timber built garden shed.

### Outside Front

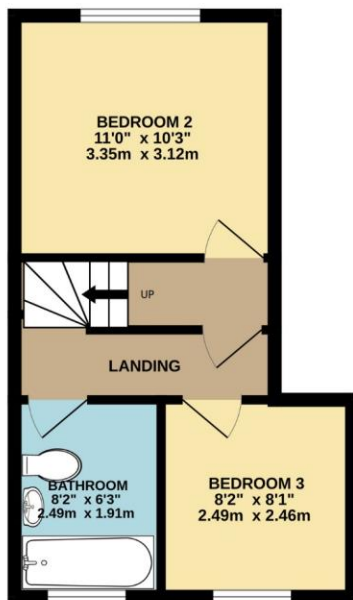
Having dwarfed walled perimeter with access to shared passage.



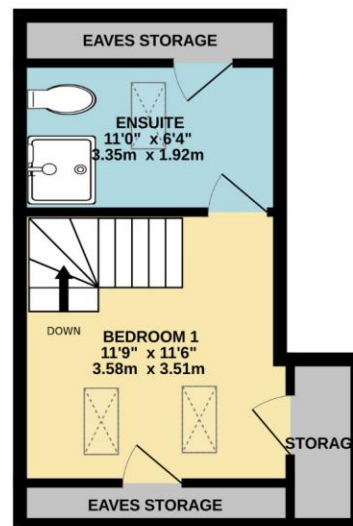
GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.6 sq.m.) approx.



2ND FLOOR  
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE