



- NO ONWARD CHAIN!
- 2 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Ground Floor Bathroom
- Recently Fitted Gas Boiler
- Rear Garden
- Terraced Property

Fairfax Street, Lincoln, LN5 8NR,
£127,500





Situated in the Bracebridge area of Lincoln city centre is this 2 double bedroom period terrace property. Offered for sale with no onward chain the property boasts 2 reception rooms to the ground floor such as a lounge and dining room which leads onto a modern kitchen and ground floor 3 piece bathroom. The property has had a recently fitted gas central heating boiler and benefits from the use of uPVC double glazing throughout, 2 double bedrooms and an enclosed rear garden with fenced peritmiere. The property is within easy reach of local amenities these include a nationwide and independent retail stores, primary schools nearby and a regular bus service to and from Lincoln city centre. For further details contact Stakey&Brown. Council tax band: A. Freehold.



Lounge

Having uPVC front door entry to front aspect and uPVC window to front aspect, wood laminate flooring, radiator, gas fireplace and meter cupboard.

Dining Room

10' 7" x 11' 5" (3.22m x 3.48m)

Having understairs storage cupboard housing consumer unit and electric meter, wood, laminate flooring, uPVC double glazed window to rear aspect and radiator. Opening into:

Kitchen

11' 3" x 7' 2" (3.43m x 2.18m)

Fitted 8 years ago with Howdens kitchen. Having a range of eye and base level units with counter worktops, 4 ring hob, integral oven, sink and drainer unit, uPVC double glazed window to side aspect and uPVC door to side aspect leading onto rear garden.

Rear Lobby

Having airing cupboard housing a recently fitted gas central heating boiler (fitted in past 2 years) and tiled flooring.

Bathroom

7' 2" x 5' 9" (2.18m x 1.75m)

Having 'P' shaped bath with showerhead over, tiled floor and tiled surround, vanity unit with low level WC, chrome heated hand tile rail and uPVC double glazed obscured window to side aspect and extractor fan.

Master Bedroom

10' 8" x 11' 4" (3.25m x 3.45m)

Having uPVC double glazed window to rear aspect, radiator, built-in wardrobe with sliding doors and access to loft. Loft having Velux window, being boarded, insulated and a pull down ladder.

Bedroom 2

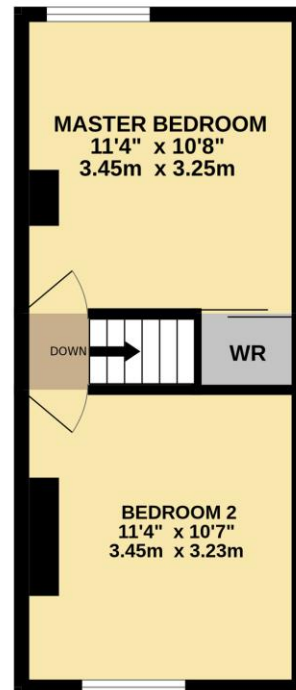
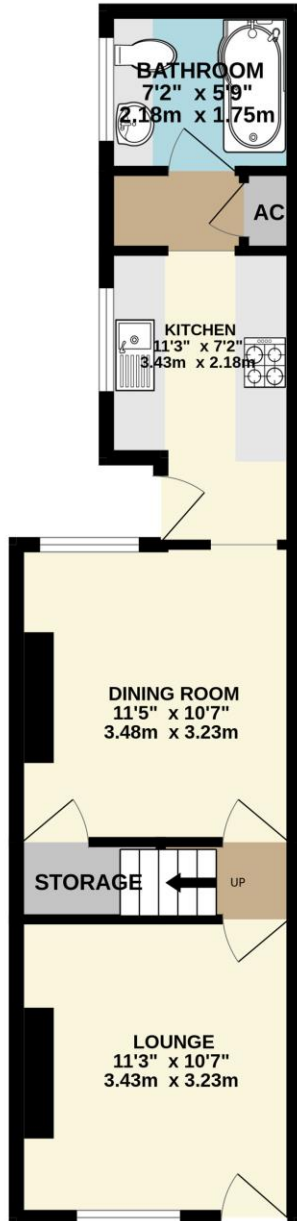
11' 4" x 10' 7" (3.45m x 3.22m)

Having uPVC double glazed window to rear aspect and radiator.

Outside Rear

Having an enclosed garden with fenced perimeters with artificial turf.





TOTAL FLOOR AREA : 681 sq.ft. (63.2 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.
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