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51 Wilson Street, Lincoln, LN1 3HZ



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property it must be


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Offers Over: £155,000



Charming two-bedroom mid-terrace house in a sought-after uphill location, just off Burton Road. Close to local amenities and the historic Cathedral Quarter, this property is perfect for first time buyers or investors. Features include a kitchen-diner, two bathrooms, cosy living room, and a rear garden.

Key Features

- Two-bed mid terrace house
- Sought after uphill location
- Close to amenities
- Well-presented throughout
- Cosy living room, 2 bathrooms
- Kitchen-diner, ground floor bathroom
- EPC rating D
- Tenure: Freehold



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Introduction

Welcome to 51 Wilson Street, Lincoln, a charming two-bedroom mid-terrace house situated in the highly sought-after uphill location, just off Burton Road. This well-presented property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or investors. The home is located close to local amenities and the historic Cathedral quarter, providing easy access to the best of Lincoln.

This property presents a wonderful opportunity to add your personal touch. While it is well-maintained and offers great potential, the vendor wishes to highlight that some minor cosmetic updates may be beneficial. These small improvements could easily elevate the home to its full potential, making it an even more appealing and comfortable space. Ideal for those looking to customize their new home, this property provides a solid foundation in a prime location.

The ground floor features a cosy living room, a spacious kitchen-diner, and a convenient ground floor bathroom. A cellar offers additional storage space. Upstairs, you'll find two bedrooms and a shower room. The property boasts gas central heating and an EPC rating of D, ensuring comfort throughout the year. Outside, there is a small, enclosed garden to the rear, perfect for relaxing. parking is on the street, and the property falls under Council Tax Band A.

Accommodation

Living Room

3.26m x 3.32m (10'8" x 10'11")

Double glazed window to front aspect, uPVC double glazed front entrance door, laminate wood flooring, radiator, and feature exposed brick fireplace with inset gas fire.

Hallway

0.81m x 0.86m (2'8" x 2'10")

Stairs leading to first floor landing.

Kitchen-Diner

3.26m x 3.65m (10'8" x 12'0")

Range of fitted base and wall units with contrasting roll edge work surfaces, breakfast bar, integrated oven, 4 ring gas hob, extractor canopy, space and plumbing for washing machine, space for fridge freezer, inset sink unit, tiled splash backs, ceramic tiled flooring, LED down lights, door leading to cellar, double glazed window to rear aspect, and radiator.

Rear Lobby

0.85m x 1.19m (2'10" x 3'11")

Fitted cupboard housing gas fired central heating boiler, ceramic tiled flooring, and uPVC double glazed rear entrance door.

Ground Floor Bathroom

1.36m x 2.16m (4'6" x 7'1")

Fitted white bathroom suite comprising, panelled bath with mains shower unit over and glass shower screen, low level WC, and pedestal wash hand basin. There are fully tiled walls, ceramic tiled flooring, vertical 8 bar radiator, LED down lights, and extractor fan. double glazed window to rear aspect.

Cellar

3.25m x 4.29m (10'8" x 14'1")

Stairs leading down to the cellar, accessed from the kitchen-diner. Fitted base and wall units, roll edge work surfaces, laminate flooring, and radiator.

Landing

0.70m x 2.30m (2'4" x 7'6")

Over stairs storage cupboard.

Bedroom 1

3.25m x 3.67m (10'8" x 12'0")

Double glazed window to front aspect. radiator, laminate wood flooring, and over stairs storage cupboard.

Bedroom 2

2.34m x 2.70m (7'8" x 8'11")

Double glazed window to rear aspect, and radiator.

Shower Room

1.79m x 1.88m (5'11" x 6'2")

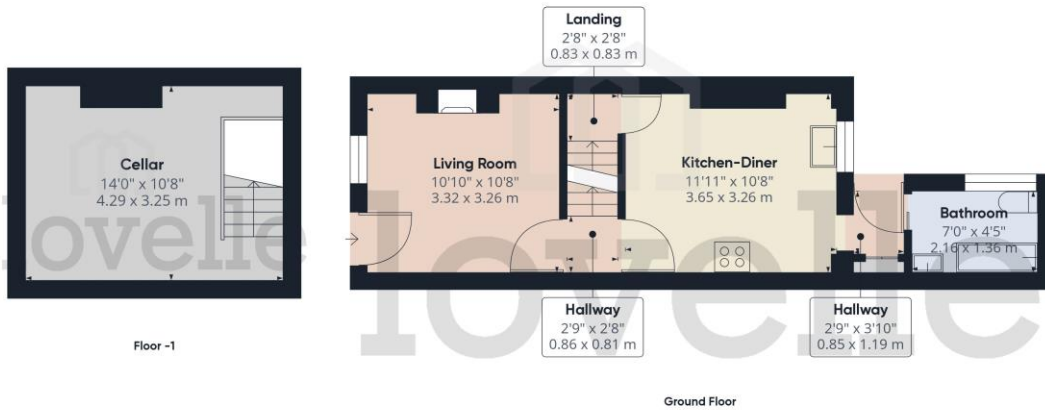
Fitted suite comprising, shower cubicle with mains shower unit, pedestal wash hand basin, and low-level WC. There are tiled splash backs, vinyl flooring, LED down lights, extractor fan, and heated towel rail.

Outside

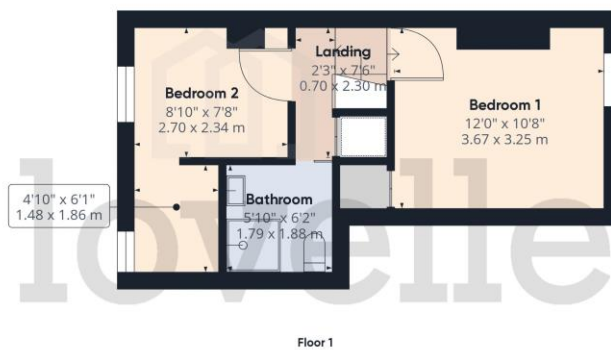
Rear Garden

There is a concrete patio area leading from the rear entrance door to the enclosed rear garden. The garden area is laid to gravel with raised decking area, timber-built storage shed, 2 raised planters, and is enclosed by close boarded fencing.





Approximate total area⁽¹⁾
627.97 ft²
58.34 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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