



- No Onward Chain
- End Terraced Residence
- 3 Double Bedrooms
- Kitchen Extension
- Grade II Listed
- Garden To The Rear
- Walk To Lincoln Cathedral + Castle
- Lincoln Cathedral Garden Views

Bailgate, LN1 3AR,
£325,000





Offered for sale with NO ONWARD CHAIN is this 3 storey period townhouse situated in the Bailgate are of Lincoln. Situated with the yards of Lincoln Cathedral and Castle the property boasts charming accommodation over 3 floors whilst requiring a programme of modernisation. The property is listed and situated within a conservation area that offers modern central heating systems and enclosed garden to the rear. To the ground floor there is a lounge and dining room with an extension to the rear providing space to a kitchen, measuring 12'8ft by 8ft. Rising to the first floor there is a master bedroom and a modern wet room, whilst the top floor is occupied by a further 2 double bedrooms. The property is conveniently located for those looking to take advantage of a prime Lincoln City Centre location. Whilst relaxing in the garden you can hear the bells of the historic Lincoln Cathedral and enjoy weekends exploring to cobbled streets of Lincolns historic Bailgate area and Steep Hill which is known for its independent retailers and events throughout the year. For any further enquiries or viewing requests please contact Starkey&Brown today on 01522 845845! Freehold. Council tax band: C



Lounge

Having front door entry to the front aspect, window to the front aspect with wood frame and single pane, electric fireplace, single radiator and access into dining room.

Dining Room

12' 8" x 12' 5" (3.86m x 3.78m)

Having tile flooring, single radiator, understairs storage cupboard with Hive thermostat for the boiler and heating system.

Kitchen

8' 0" x 12' 8" (2.44m x 3.86m)

Having a range of eye and base level units, Velux skylight, a double glazed wood framed window to the rear aspect, wall mounted combination boiler, integral appliances such as double oven, four ring hob and extractor hood, integral fridge/freezer and additional loft space.

Master Bedroom

12' 1" x 13' 11" (3.68m x 4.24m)

Having single pane window to the front aspect and single radiator.

Wet Room

12' 4" x 6' 3" (3.76m x 1.90m)

Having wet room arrangement with aqua board surround, low level WC, pedestal hand wash basin unit, single pane wood framed window to the rear aspect, chrome heated towel rail and airing cupboard.

Bedroom 2

14' 0" x 12' 6" (4.26m x 3.81m)

Having a wood framed double glazed window to the front aspect and single radiator.

Bedroom 3

12' 8" x 9' 8" (3.86m x 2.94m)

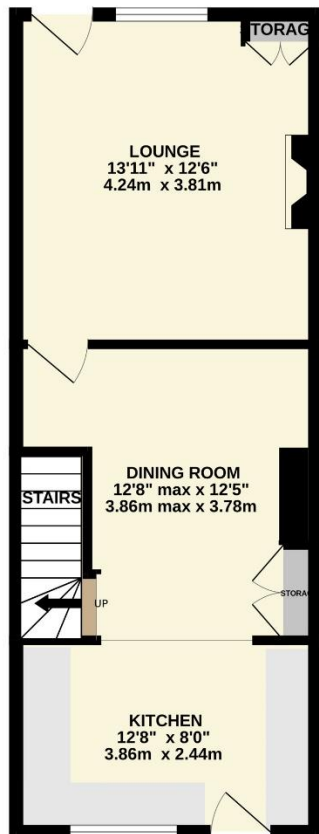
Having a single pane window to the side aspect and single radiator.

Rear Garden

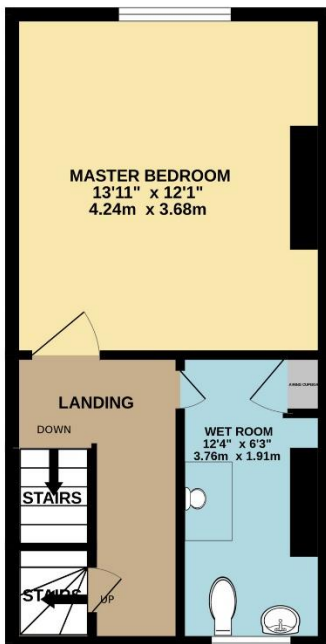
Access to a lawned garden which comes with garden shed and low level fencing.



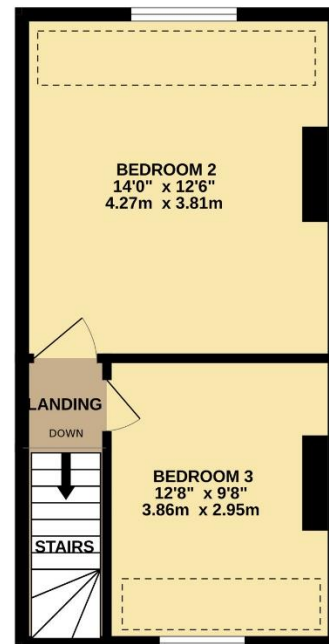
GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



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

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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.

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