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Beaufort Road, Lincoln



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When it comes to
property it must be


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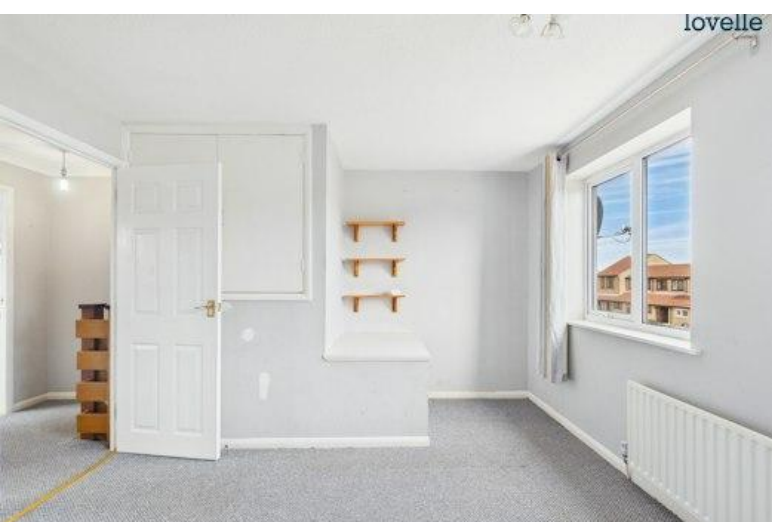
Asking Price £170,000



A two-bedroom semi-detached home in the popular Wolsey Way area of Uphill Lincoln, offered with no onward chain. Featuring a sunroom, two good-sized bedrooms, a low-maintenance rear garden, driveway and single garage, the property offers excellent potential for buyers looking to modernise and make it their own.

Key Features

- Two-bedroom semi-detached home
- Popular Wolsey Way area of Uphill Lincoln
- No onward chain
- Spacious living room and separate dining area
- Useful sunroom/conservatory
- Two good-sized bedrooms
- Low-maintenance gravelled rear garden
- Driveway & single garage
- Excellent opportunity to modernise and personalise





Situated in the popular Wolsey Way area of Uphill Lincoln, this two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, downsizers or those looking for a property they can make their own. Offered for sale with no onward chain, the property provides well-proportioned accommodation, a versatile layout and excellent potential for improvement.

Upon entering the property, the entrance porch leads through to the main living accommodation, comprising a living room with a separate dining area, providing plenty of space for both relaxing and entertaining. The kitchen is conveniently positioned alongside the dining area, while the sunroom/conservatory to the rear offers additional living space and provides a pleasant spot to enjoy views of the garden. To the first floor, there are two good-sized bedrooms, served by a family bathroom.

Externally, the rear garden has been designed with low maintenance in mind, featuring a gravelled finish. A driveway to the side of the property provides off-road parking and leads to a single garage, offering useful additional storage or parking.

While the property would benefit from some modernisation, it presents an excellent opportunity for a new owner to update the accommodation to their own style and preferences, creating a comfortable home with plenty of potential.

With its convenient Uphill Lincoln location, practical layout, off-road parking and the benefit of no onward chain, this property is an ideal opportunity for buyers looking to take their next step on the property ladder or downsize to a manageable home.

Entrance porch

0.79m x 1.14m (2'7" x 3'8")

Entrance porch providing access into the main living accommodation.

Living Room

3.13m x 4.13m (10'4" x 13'6")

Well-proportioned reception room offering space for comfortable seating and relaxation.

Kitchen

1.81m x 2.56m (5'11" x 8'5")

Kitchen positioned conveniently alongside the dining area, with potential for modernisation.

Dining Area

2.08m x 2.13m (6'10" x 7'0")

Separate dining space adjoining the kitchen and living room.

Sunroom

3.15m x 4.55m (10'4" x 14'11")

A generous additional reception space overlooking the rear garden, providing a versatile area to relax or enjoy the garden throughout the year.

Bedroom

3.98m x 3.34m (13'1" x 11'0")

A good-sized double bedroom offering plenty of space for bedroom furniture.

Bedroom

2.12m x 3.36m (7'0" x 11'0")

A second bedroom suitable for use as a guest room, home office or single bedroom.

Bathroom

1.83m x 1.85m (6'0" x 6'1")

First-floor bathroom serving both bedrooms.

Outside

To the rear is a low-maintenance gravelled garden. A driveway to the side provides off-road parking and leads to a single garage.

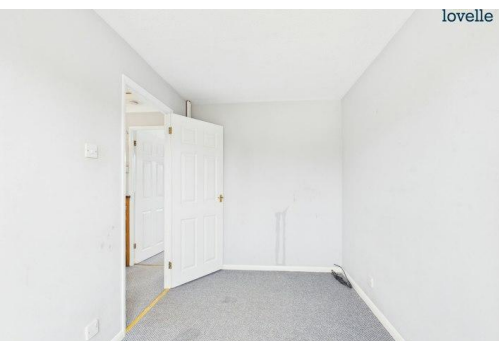
Agent Notes

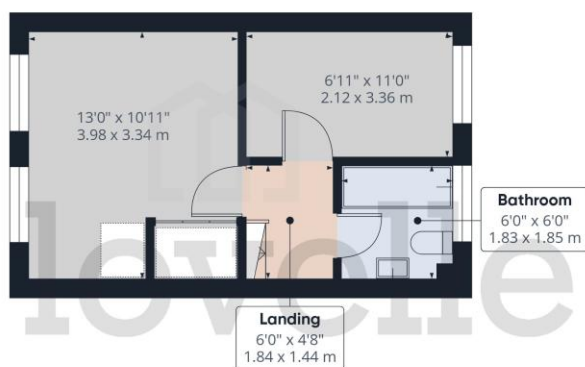
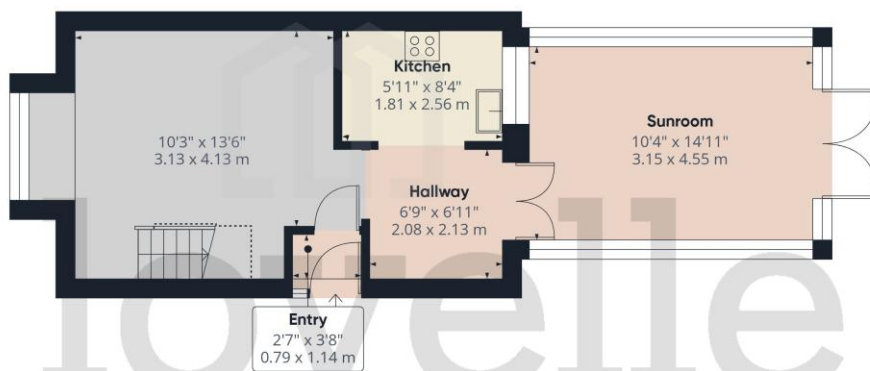
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Approximate total area⁽¹⁾

727 ft²
67.4 m²

Reduced headroom

13 ft²
1.2 m²

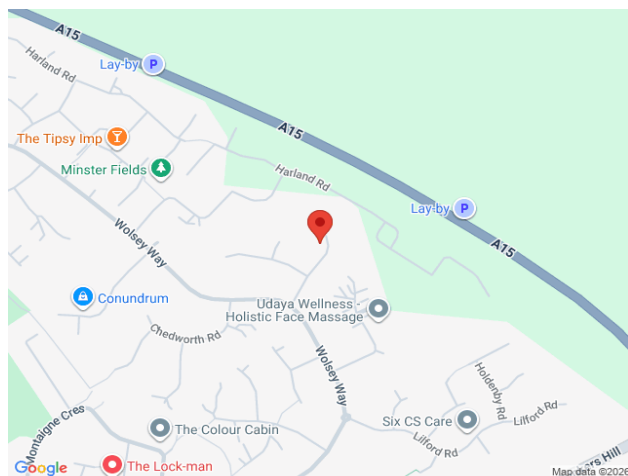
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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