



**62 Wilson Street**

Lincoln, LN1 3HY



Book a Viewing!

**£160,000**

Situated within close proximity to Lincoln's Bailgate and Cathedral Quarter, a Two Bedroom Mid Terraced Property positioned in this prime Uphill location. The property has well presented living accommodation comprising of Lounge, Kitchen/Breakfast Room, Cellar, rear Lobby, Bathroom and First Floor Landing leading to two double Bedrooms. Outside there is an enclosed garden to the rear and a driveway accessed via Castle Street. Viewing of the property is highly recommended. NO CHAIN.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — D.

**COUNCIL TAX BAND** — A.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



## ACCOMMODATION

### LOUNGE

11' 4" x 11' 0" (3.47m x 3.36m) With double glazed window to the front aspect and radiator.

### HALL

With staircase to the first floor.

### KITCHEN

11' 3" x 11' 1" (3.45m x 3.38m) Fitted with a range of wall and base units with work surfaces, stainless steel sink with side drainer and mixer tap, electric oven, gas hob, space for washing machine, wall mounted gas fired central heating boiler, tiled splashbacks, radiator, door with stairs to the cellar and double glazed window to the rear aspect.

### CELLAR

11' 5" x 11' 0" (3.485m x 3.36m) With under stairs storage area and lighting.

### REAR LOBBY

With double glazed window to the side aspect, radiator and door to the rear garden.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, airing cupboard, towel radiator, tiled splashbacks and double glazed window to the side aspect.

### FIRST FLOOR LANDING

### BEDROOM 1

11' 8" x 11' 1" (3.58m x 3.38m) With double glazed window to the front aspect, decorative fireplace, over stairs storage cupboard and radiator.

### BEDROOM 2

11' 3" x 11' 2" (3.45m x 3.41m) With double glazed window to the rear aspect and radiator.

### OUTSIDE

To the rear of the property there is an enclosed gravelled rear garden. Beyond the garden is a driveway providing off street parking.



#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

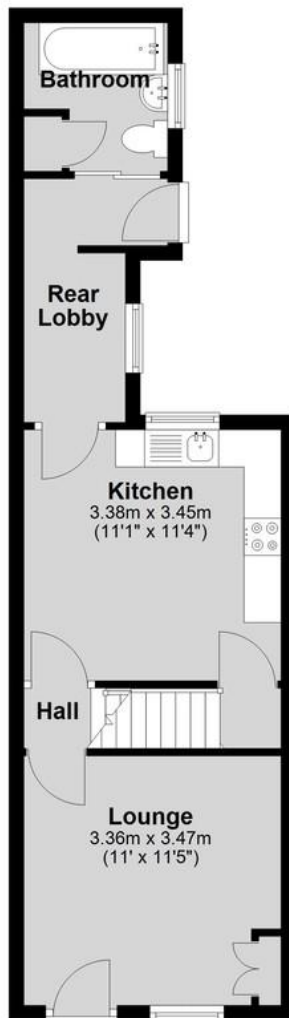
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

### Ground Floor

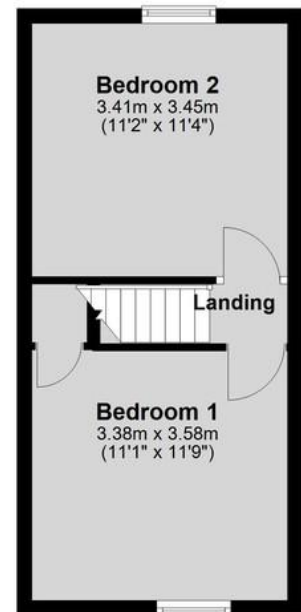
Approx. 36.0 sq. metres (388.0 sq. feet)

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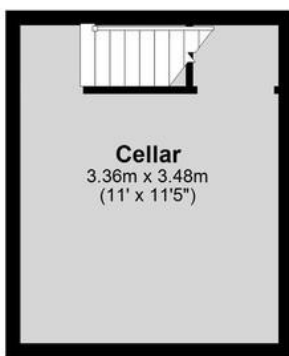
### First Floor

Approx. 27.4 sq. metres (294.9 sq. feet)



### Basement

Approx. 14.9 sq. metres (160.3 sq. feet)



Total area: approx. 78.3 sq. metres (843.2 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

29 – 30 Silver Street Lincoln LN2 1AS 01522 510044	22 Queen Street Market Rasen LN8 3EH 01673 847487	22 King Street Southwell NG25 0EN 01636 813971	46 Middle Gate Newark NG24 1AL 01636 700888
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