



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

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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
Solicitors & Estate Agents, 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.

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

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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 roughly 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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.

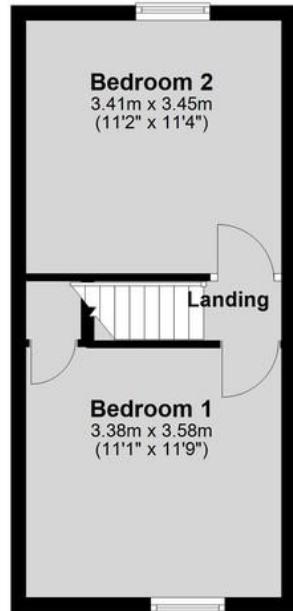
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Ground Floor

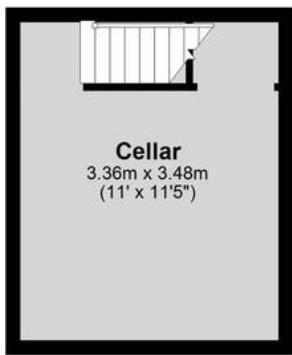
Approx. 36.0 sq. metres (388.0 sq. feet)

**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 are 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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