



- Mid Terraced House
- 2 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Ground Floor Bathroom
- Modern Gas Boiler
- Rear Garden
- Council Tax Band A & Low Stamp Duty Charge

Fairfax Street, Lincoln, LN5 8NR
£132,500





Situated on Fairfax Street in the popular Bracebridge area of Lincoln city centre, this charming two double-bedroom period terrace property offers convenient urban living. As you step inside, the ground floor opens with two inviting reception rooms, comprising a comfortable front lounge and a separate dining room that flows seamlessly into a sleek, modern kitchen. Continuing toward the rear, the property features a practical ground floor three-piece bathroom. Designed for effortless modern living, the home has been fitted with a modern gas central heating boiler and benefits from uPVC double glazing throughout. Heading upstairs, you will find two well-proportioned double bedrooms offering plenty of space, with one bedroom featuring a built-in wardrobe and access to a fully boarded loft. To the outside, the property enjoys an enclosed rear garden complete with fenced perimeters, creating an outdoor space to relax in. The surrounding Bracebridge location provides fantastic local convenience, placing you within easy reach of a wide array of both nationwide and independent retail stores. Families will find well-regarded primary schools close by, while regular bus services running to and from Lincoln city centre make commuting or enjoying the historic city's amenities straightforward and accessible. The property is Freehold, falls under Council Tax Band A, and presents an ideal opportunity for first-time buyers or investors alike. For further details or to arrange a viewing, please contact Stakey&Brown.



Lounge

Having uPVC front door entry to front aspect and uPVC window to front aspect, wood laminate flooring, radiator, gas fireplace and meter cupboard.

Dining Room

10' 7" x 11' 5" (3.22m x 3.48m)

Having understairs storage cupboard housing consumer unit and electric meter, wood, laminate flooring, uPVC double glazed window to rear aspect and radiator. Opening into:

Kitchen

11' 3" x 7' 2" (3.43m x 2.18m)

Fitted 8 years ago with Howdens kitchen. Having a range of eye and base level units with counter worktops, 4 ring hob, integral oven, sink and drainer unit, uPVC double glazed window to side aspect and uPVC door to side aspect leading onto rear garden.

Rear Lobby

Having airing cupboard housing a modern gas central heating boiler and tiled flooring.

Bathroom

7' 2" x 5' 9" (2.18m x 1.75m)

Having 'P' shaped bath with showerhead over, tiled floor and tiled surround, vanity unit with low level WC, chrome heated hand tile rail and uPVC double glazed obscured window to side aspect and extractor fan.

Master Bedroom

10' 8" x 11' 4" (3.25m x 3.45m)

Having uPVC double glazed window to rear aspect, radiator, built-in wardrobe with sliding doors and access to loft. Loft having Velux window, being boarded, insulated and a pull down ladder.

Bedroom 2

11' 4" x 10' 7" (3.45m x 3.22m)

Having uPVC double glazed window to the front aspect and radiator.

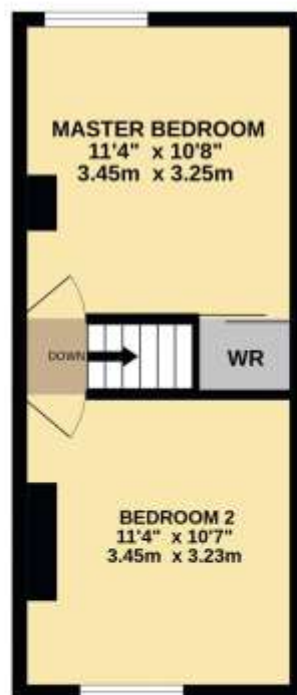
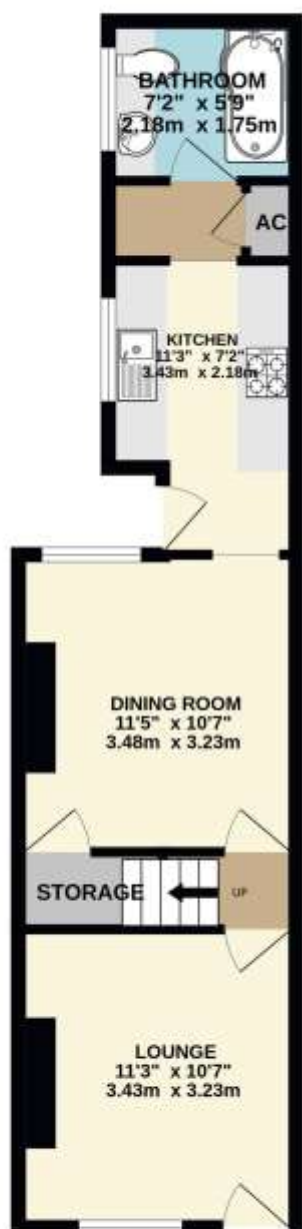
Outside Rear

Having an enclosed garden with fenced perimeters.



GROUND FLOOR
410 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
371 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE