

10 Foss Bank

Lincoln, LN1 1TA

Book a Viewing!

£125,000

A bay-fronted two-bedroom mid-terrace home enjoying an enviable position overlooking the Foss Dyke, offered for sale with no onward chain. Situated just a stone's throw from Lincoln's vibrant Brayford Waterfront and within easy walking distance of the city centre, the property offers an excellent opportunity for first-time buyers, investors or those looking to enjoy waterside living. Benefiting from two Reception Rooms, a modern fitted Kitchen, Two Bedrooms and an En-suite Bathroom. There is also a low-maintenance rear courtyard. The property combines character with a superb central location.





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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' 6" x 11' 3" (3.51m x 3.43m) Accessed via a UPVC entrance door, this attractive bay-fronted reception room enjoys pleasant views across the Foss Dyke through a UPVC double glazed bay window, allowing an abundance of natural light to fill the space. Finished with a radiator.

INNER HALLWAY
Providing access to both reception rooms, with stairs rising to the first floor landing.

DINING ROOM
12' 2" x 11' 6" (3.71m x 3.51m) A spacious second reception room with UPVC double glazed window to the rear aspect, radiator, useful understairs storage cupboard and an additional built-in storage cupboard.









KITCHEN
A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a contemporary multi-functional smart sink with integrated drainer and mixer tap. The kitchen is further fitted with a five-ring gas hob with extractor over, electric oven, tiled splashbacks, wall-mounted gas combination boiler, space and plumbing for a washing machine, lino flooring and a UPVC double glazed window to the side aspect.

REAR PORCH
Providing useful additional space with lino flooring, radiator, space for a fridge freezer and a UPVC door leading to the rear courtyard.

BATHROOM
Fitted with a three-piece suite comprising of a shower cubicle with electric shower, pedestal wash hand basin and WC. Finished with tiled splashbacks, lino flooring, radiator, extractor fan and two frosted UPVC double glazed windows to the side aspect.

FIRST FLOOR LANDING
Providing access to both double bedrooms.

BEDROOM 1
12' 4" x 11' 3" (3.76m x 3.43m) A generous rear-facing double bedroom with UPVC double glazed window, radiator and direct access to the en-suite bathroom.

EN-SUITE
Fitted with a bath, pedestal wash hand basin and built-in storage cupboard. Further benefiting from lino flooring, radiator and a frosted UPVC double glazed window to the rear aspect.

BEDROOM 2
11' 3" x 11' 3" (3.43m x 3.43m) A spacious front-facing double bedroom enjoying attractive views towards the River Witham, with two UPVC double glazed windows, radiator and built-in cupboard storage.

OUTSIDE
To the front of the property, there is a front garden set behind a low-level brick wall, with on-street permit parking available. The property's position enjoys pleasant views across the Foss Dyke towards the Brayford area. To the rear, there is a low-maintenance enclosed courtyard, predominantly laid to concrete, with shared passageway access providing convenient rear access.

KEY FACTS FOR BUYERS

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.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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

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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.

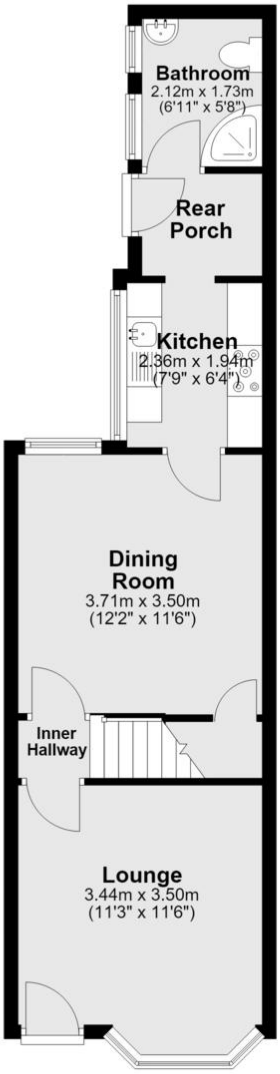
GENERAL
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

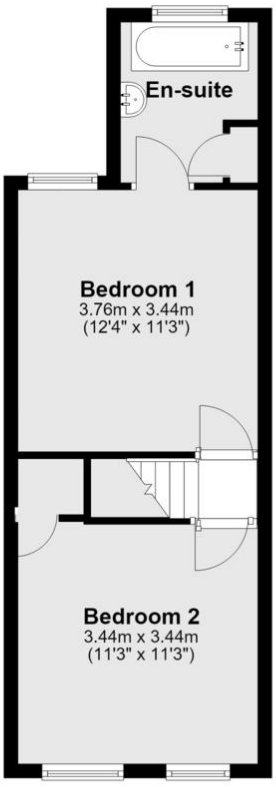
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Ground Floor
Approx. 40.2 sq. metres (432.6 sq. feet)



First Floor
Approx. 33.3 sq. metres (358.0 sq. feet)



Total area: approx. 73.4 sq. metres (790.5 sq. feet)

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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The Property Ombudsman