



**33 Fairfax Street  
Lincoln, LN5 8NR**

**Offers Over £120,000**

- A TWO BEDROOMED TOWN HOUSE, OFFERED FOR SALE WITH NO UPWARD CHAIN.
- STORM CANOPY TO THE FRONT AND GROUND FLOOR CLOAKROOM WITH WC AND BASIN.
- LOUNGE TO THE REAR AND PATIO DOORS LEADING THROUGH TO THE CONSERVATORY.
- OUTSIDE, THERE IS A BRICK STORE AND SMALL FORECOURT WITH ACCESS TO THE METERS.
- RENTAL INCOME LIKELY TO BE IN THE REGION OF £750PCM (6.9% GROSS RETURN).
- INCLUDES GAS HEATING VIA COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- FITTED KITCHEN TO THE FRONT, WHICH ALSO INCLUDES BUILT IN ELECTRIC OVEN AND HOB.
- TO THE FIRST FLOOR ARE THE TWO BEDROOMS AND BATHROOM WITH 3-PIECE SUITE.
- THERE IS A GARDEN TO THE REAR AND, THE TITLE PLAN, SHOWS PARKING TO THE RIGHT.
- EXCELLENT LOCATION ON THE OUTSKIRTS OF THIS SOUGHT AFTER UNIVERSITY CITY.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## ACCOMMODATION COMPRISES

### KITCHEN

**9' x 8'8 (2.74m x 2.64m)**

Having base and eye level units, contrasting work surfaces and stainless-steel sink unit and single drainer. Integrated electric oven, hob and cooker hood. Wall mounted combination boiler. UPVC front door and double glazed window. Stairs leading to the first floor.

### CLOAKROOM

With WC and wash basin. Obscure glaze window.

### LOUNGE

**15'1 x 12' (4.60m x 3.66m)**

Under stair cupboard. Two radiators. Patio doors leading through to the conservatory.

### CONSERVATORY

**9'6 x 7'3 (2.90m x 2.21m)**

UPVC conservatory, with doors leading out to the rear.



## FIRST FLOOR

### LANDING

### BEDROOM ONE

**12' x 9'3 (3.66m x 2.82m)**

Radiator and two UPVC double glazed windows to the rear. Loft access.



### BEDROOM TWO

**12' x 8'1 (3.66m x 2.46m)**

Radiator and two UPVC double glazed windows to the rear. Loft access.



### BATHROOM

Three-piece suite comprising panelled bath, wash hand basin and WC. Radiator.



### OUTSIDE

There is a storm canopy, protecting the front door and a brick store. There is a grassed garden to the rear.

The property is in council tax band A (Lincoln.gov.uk).

#### **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5899/04.06.26

