

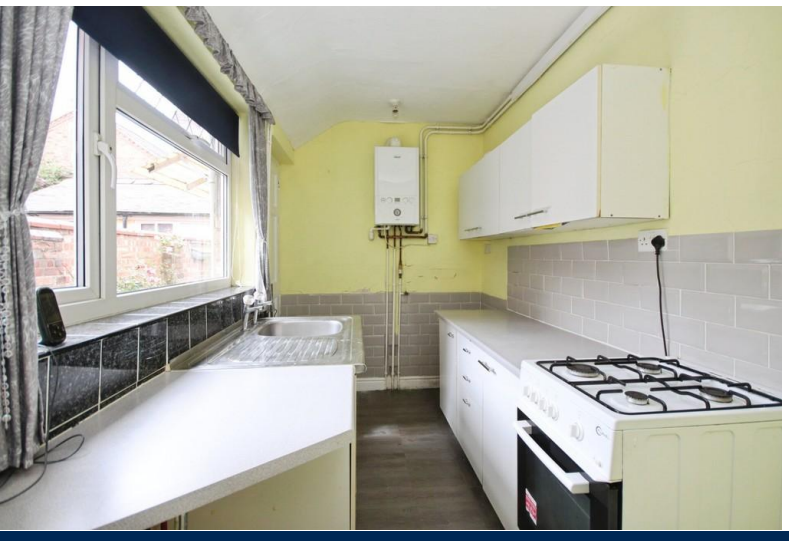
48 Oakfield Street

Lincoln, LN2 5LU

Book a Viewing!

£100,000

A two bedroom mid terrace home, offered for sale with No Onward Chain and presenting an excellent opportunity for buyers looking to modernise and add value. Situated within a popular residential location, the property offers two spacious reception rooms, two double bedrooms and a generous family bathroom, making it an ideal purchase for first-time buyers, investors or those seeking a renovation project.





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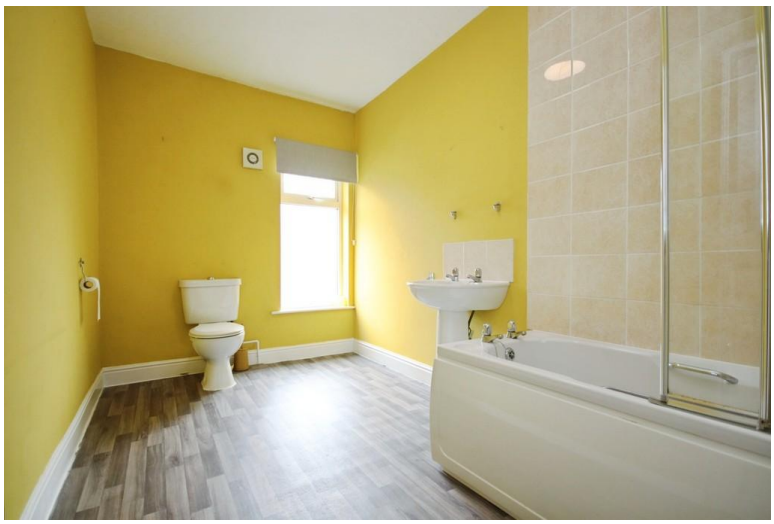
LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and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

ACCOMMODATION

ENTRANCE HALL
Accessed via a shared passageway, with stairs rising to the first floor landing and access to both reception rooms.

LOUNGE
11' 4" x 11' 2" (3.45m x 3.4m) A front facing reception room featuring a UPVC double glazed window to the front aspect, radiator and glazed internal door.

DINING ROOM
12' 9" x 11' 0" (3.89m x 3.35m) A spacious second reception room with UPVC double glazed window to the rear aspect, radiator, laminate flooring and a useful understairs storage cupboard.







KITCHEN
11' 7" x 5' 11" (3.53m x 1.8m) Fitted with a range of wall and base units with complementary laminate work surfaces incorporating tiled splashbacks and a stainless steel sink with drainer and mixer tap. Further benefiting from an electric oven with gas hob and extractor over, wall-mounted gas combination boiler, space for fridge freezer and space/plumbing for a washing machine, UPVC double glazed window to the side aspect and a UPVC door providing access to the rear yard.

FIRST FLOOR LANDING
Providing access to both double bedrooms and the family bathroom.

BEDROOM 1
12' 7" x 11' 4" (3.84m x 3.45m) A rear facing double bedroom with UPVC double glazed window, radiator and built-in cupboard storage.

BEDROOM 2
9' 8" x 7' 4" (2.95m x 2.24m) A further generous double bedroom positioned to the front of the property with UPVC double glazed window and radiator.

BATHROOM
12' 11" x 6' 11" (3.94m x 2.11m) A spacious family bathroom fitted with a three piece suite comprising of a panelled bath with mains shower over, pedestal wash hand basin and WC. Finished with tiled splashbacks, lino flooring, radiator and a frosted UPVC double glazed window.

OUTSIDE
To the front of the property there is on-street parking. To the rear there is a low maintenance enclosed yard with a useful brick built outbuilding providing additional external storage. The rear yard also benefits from gated access via the shared passageway.

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

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.

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https://www.mundys.net/referrals/

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.

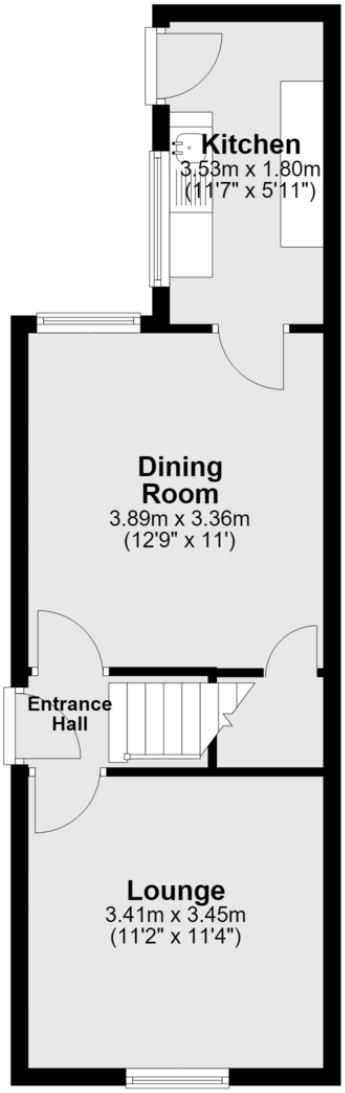
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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

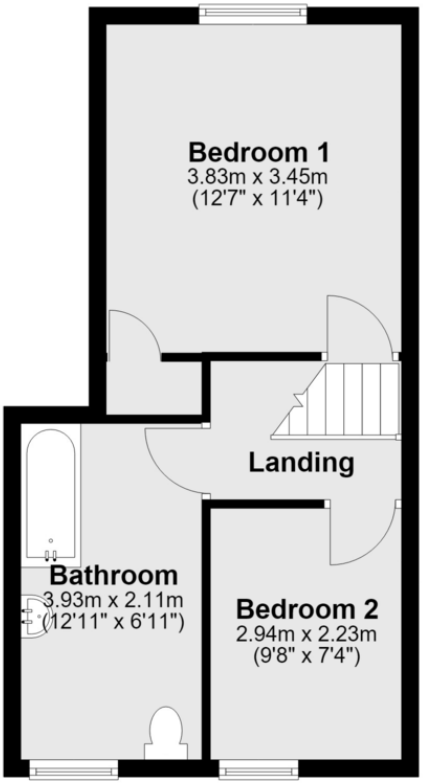
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 36.0 sq. metres (387.0 sq. feet)



First Floor
Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 69.5 sq. metres (747.7 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman