



**31 Fairfax Street,
Lincoln, Lincolnshire LN5 8NR**

- A two bedroomed end town house, offered with no upward chain (previously rented).
- Storm canopy to the front and ground floor cloakroom with WC and wash hand basin.
- Lounge to the rear and UPVC patio doors leading to the UPVC conservatory.
- Fully tiled bathroom fitted with white suite of panelled bath, wash hand basin and WC.
- Last known rent £775pcm, producing a gross annual return of 6.9% based on asking price.
- Includes gas heating via combination boiler and UPVC double glazing.
- Kitchen to the front, with high gloss white units and built in electric oven and gas hob.
- To the first floor are the two bedrooms, both of which are similar in size.
- Outside store to the front and garden to the rear, with grassed areas.

£135,000

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

Kitchen

9'0 x 8'8 (2.74m x 2.64m)

Including a range of white, high gloss base and eye level units, contrasting work tops and stainless steel sink unit and single drainer. Built in electric oven, gas hob and extractor. Wall mounted combination boiler. UPVC front door and double glazed window. Stairs leading to the first floor.

Cloakroom

With WC and wash hand basin. Radiator and obscure glaze window.

Lounge

15'1 x 12'0 (4.60m x 3.66m)

Under stair cupboard, laminate flooring and two radiators. UPVC patio doors through to the conservatory.

Conservatory

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

UPVC conservatory, having doors leading out to the rear garden.

Landing.

Bedroom 1

12'0 x 9'3 (3.66m x 2.82m)

Access to the loft space. Radiator and two UPVC double glazed windows to the rear aspect.

Bedroom 2

12'0 x 8'1 (3.66m x 2.46m)

Built in storage cupboard. Radiator. Two UPVC double glazed windows to the front elevation.

Bathroom

Three piece white suite comprising panelled bath, wash hand basin and WC. Radiator and full tiling to the walls.

Outside

On street parking is available. There is a storm canopy, protecting the front door and a brick store. There is a garden to the rear, with grassed areas.

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. M

Council Tax

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



