





- NO ONWARD CHAIN
- Period Terraced House
- Two Bedrooms
- Recently Refurbished
- Dining Room & Lounge
- First Floor Bathroom
- Low Maintenance Courtyard With Outbuildings
- Close To Lincoln Bailgate & Lincoln Cathedral

Wilson Street, Uphill, LN1 3JA
Offers In Region Of £147,000

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Starkey&Brown are delighted to offer for sale with no onward chain this beautifully maintained two-bedroom terraced home, situated in a highly sought-after uphill position. Having undergone a program of refurbishment, the property boasts accommodation over two floors and is within a short walking distance of Lincoln's historic Cathedral Quarter and the popular Bailgate area. The property itself boasts a separate lounge and a separate dining room, along with a first-floor bathroom. The ground floor has a traditional kitchen that also provides access to the rear courtyard, which features two outbuildings with great potential for further development. The home makes for a fantastic first-time buy or investment property and has a superb location. Ideally positioned within easy reach of essential amenities including doctors' surgeries, supermarkets, independent retailers, Bishop Grosseteste University, and Lincoln County Hospital, this home makes for an excellent first-time buy or investment property. Council tax band: A. Freehold.





Lounge
10' 11" x 11' 2" (3.32m x 3.40m)
Entered via a UPVC front door, featuring a uPVC double-glazed window to the front, and a low-level storage cupboard housing the utility meters and fuse box. Access leads into the inner hallway.



Inner Hallway
With stairs rising to the first floor and access into the dining room.

Dining Room
10' 11" x 11' 2" (3.32m x 3.40m)
Featuring a uPVC double-glazed window to the rear, a single radiator, a large under-stairs storage cupboard, and direct access to the kitchen.

Kitchen
6' 1" x 10' 9" (1.83m x 3.30m)
Comprising a range of eye and base level units with counter worktop space, an oven with hob, and plumbing for appliances. Includes a single radiator, a uPVC double-glazed window to the side, and a uPVC door opening out to the rear courtyard garden.



First Floor Landing
Providing access to both bedrooms, the family bathroom, and an integrated air circulation system.

Bedroom 1
10' 11" x 11' 3" (3.32m x 3.43m)
A spacious double bedroom featuring a uPVC double-glazed window to the rear, a single radiator, and a large built-in wardrobe. The wardrobe also houses the Worcester Bosch boiler (approximately 8 years old with a full annual service history)

Bedroom 2
8' 2" x 7' 8" (2.49m x 2.34m)
A uPVC double-glazed window to the front and a single radiator.



Bathroom
11' 2" x 6' 1" (3.40m x 1.85m)
A modern three-piece suite comprising a panelled bath with a shower and a tiled splashback wall, a low-level WC, and a pedestal wash hand basin. Fitted with an extractor unit, a chrome heated towel rail, and a uPVC double-glazed obscure window to the front.

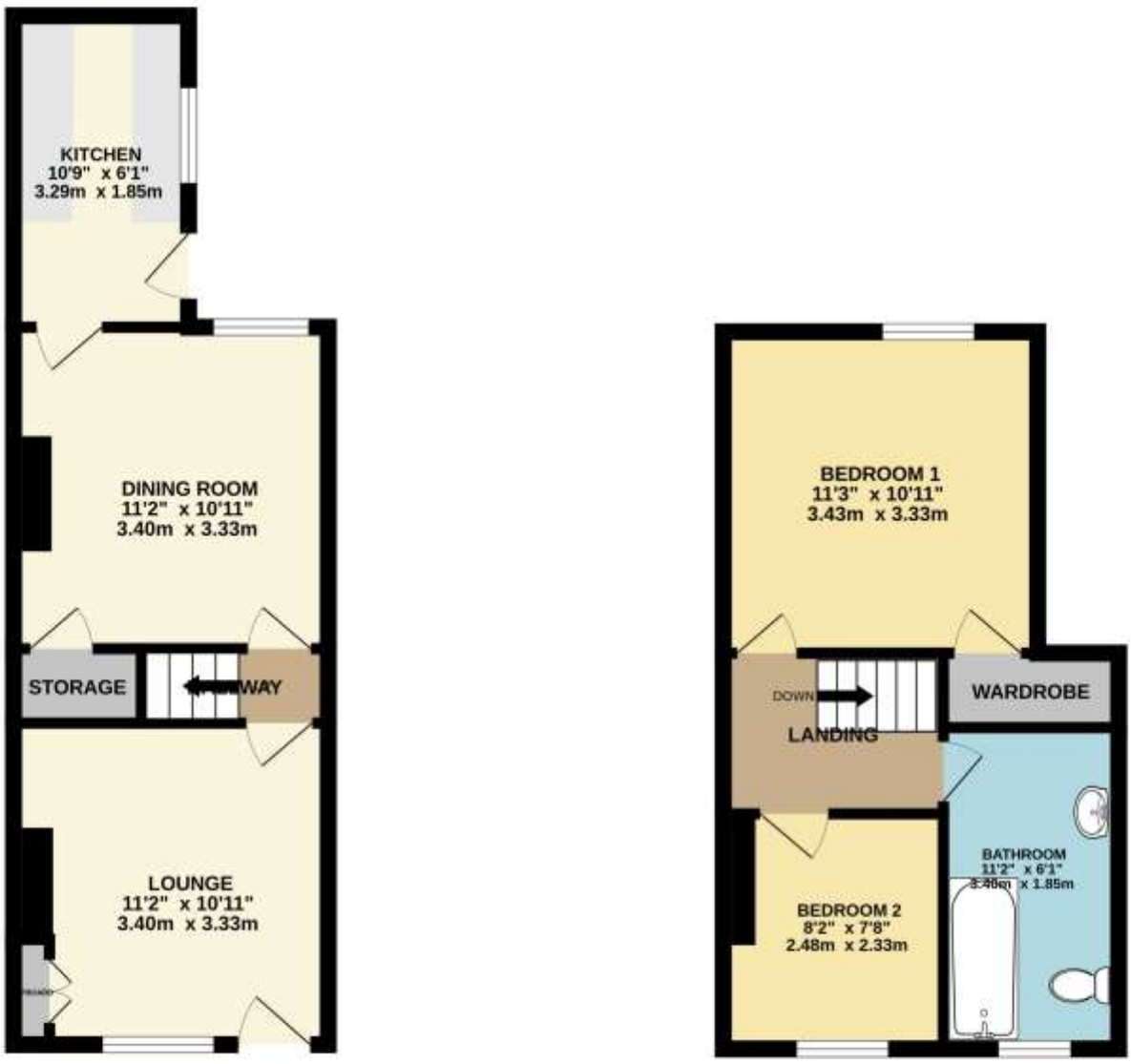
Outside Rear
To the rear, a low-maintenance courtyard garden. This features two brick-built outbuildings, further space for refuse bins, and offers excellent potential for further development or secure storage.





GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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 error, omission or mis-statement. This plan is for illustration 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.
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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.

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