

8 Frank Street

Lincoln, LN5 8AL

Book a Viewing!

£125,000

A Two Bedroom End Terrace Property situated just off Cranwell Street, close to the High Street on Frank Street. The property is being sold with NO ONWARD CHAIN and offers internal accommodation comprising a Lounge, Dining Room, modern fitted Kitchen and Ground Floor Bathroom, with Two good sized Bedrooms to the first floor. Outside, there is a rear yard and on-street parking to the front.





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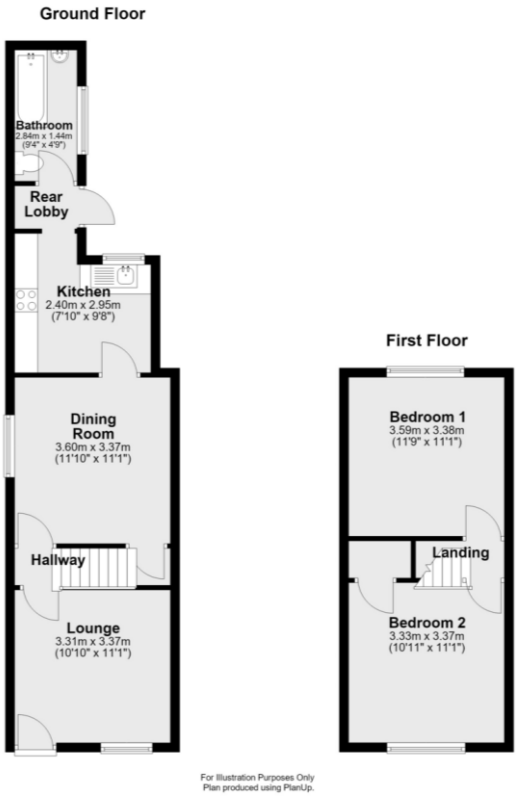
LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and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

LOUNGE
10' 10" x 11' 0" (3.31m x 3.37m) With UPVC window and door to the front elevation leading onto the decked area, fireplace, radiator and wooden laminate flooring.

ENTRANCE HALLWAY
With stairs rising to the first floor landing and wooden laminate flooring.

DINING ROOM
11' 9" x 11' 0" (3.60m x 3.37m) With UPVC window to the side elevation, decorative fireplace, under stairs storage cupboard, wooden laminate flooring and radiator.

KITCHEN
7' 10" x 9' 8" (2.40m x 2.95m) A modern fitted kitchen with UPVC window overlooking the rear yard and newly laid laminate flooring. Fitted with a range of base units and drawers with work surfaces over, ceramic sink and drainer with mixer tap, space for a washing machine, an integrated oven and hob with extractor hood above.



LOBBY
With tiled flooring, wall mounted gas boiler and doors leading to the side and bathroom.

FAMILY BATHROOM
9' 3" x 11' 0" (2.84m x 3.37m) With UPVC window to the side elevation, panelled bath with shower over, WC and wash hand basin set within a vanity cupboard, tiled flooring and radiator.

FIRST FLOOR LANDING Giving access to both bedrooms.

BEDROOM 1
11' 9" x 11' 1" (3.59m x 3.38m) With UPVC window overlooking the rear yard and radiator.

BEDROOM 2
10' 11" x 11' 1" (3.33m x 3.38m) With UPVC window to the front elevation, radiator and over stairs storage cupboard.

OUTSIDE
There is a yard to the rear, with on-street parking available to the front.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

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

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

VIEWINGS - By prior appointment through Mundys.

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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.

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29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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The Property Ombudsman