



2 Wragby Road

Lincoln, LN2 5SL



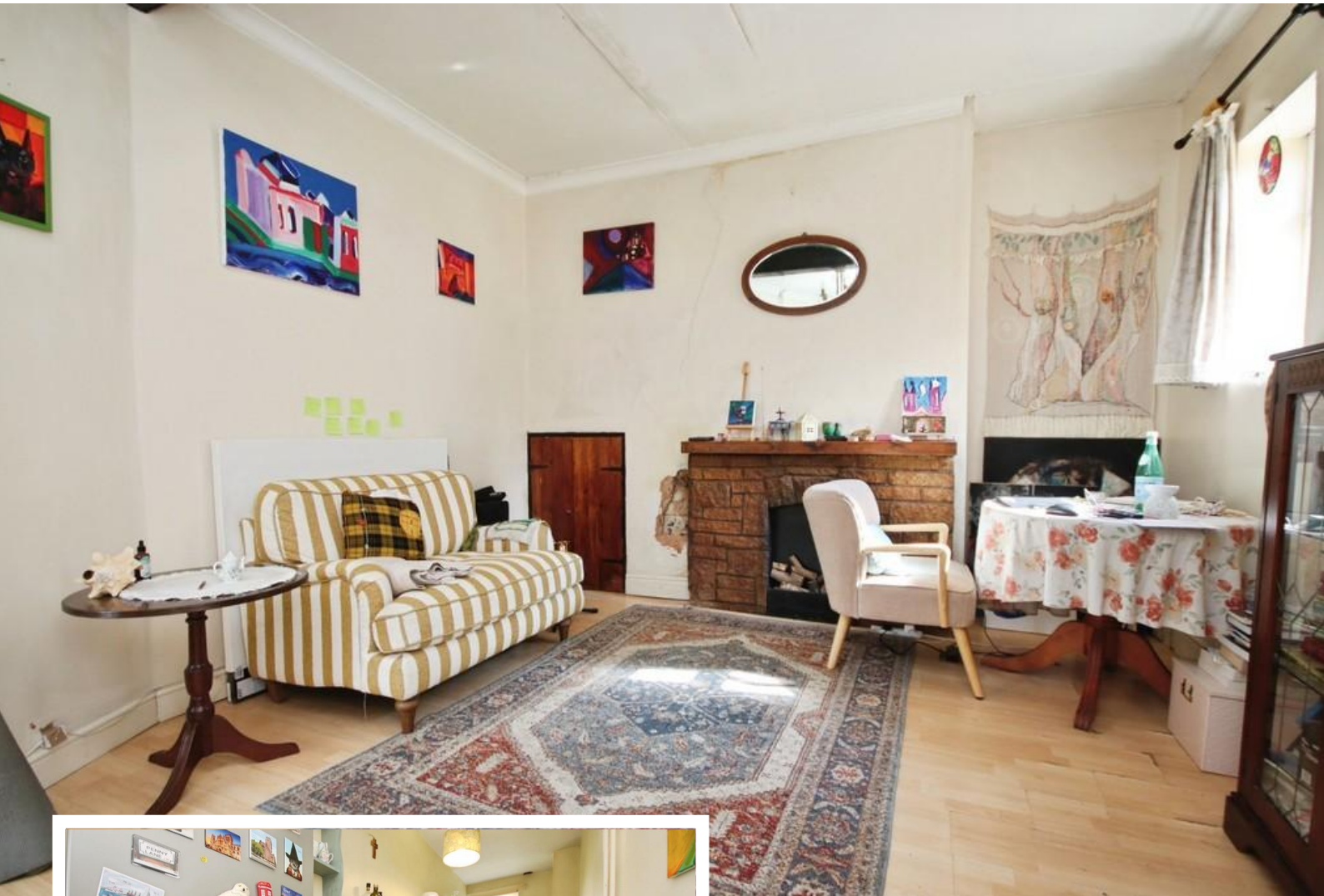
Book a Viewing!

£120,000

A charming one-bedroom end-terrace cottage, occupying an enviable position within the heart of Lincoln's historic Cathedral Quarter and offered for sale with no onward chain. Situated just a stone's throw from the iconic Lincoln Cathedral, Lincoln Castle and the vibrant Bailgate, the property enjoys one of the city's most sought-after locations, surrounded by an array of independent cafés, restaurants, boutique shops and historic landmarks.

Full of character and offering excellent potential for refurbishment, this delightful cottage presents an increasingly rare opportunity to acquire a home within one of Lincoln's most desirable settings. Whether you are searching for a unique first home, a city bolthole, an investment property or a boutique holiday let (subject to any necessary consents), the property's exceptional location and charm make it an exciting opportunity.

The accommodation comprises an Entrance Hall, spacious Lounge/Diner, fitted Kitchen and Bathroom to the Ground Floor, with a generous double Bedroom and versatile Dressing Room/Home Office occupying the First Floor. Externally, the property benefits from a communal courtyard together with its own allocated brick-built outbuilding, providing valuable external storage.



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 UPVC entrance door with tiled flooring, providing access to the principal ground floor accommodation.

LOUNGE/DINER

16' 8" x 9' 4" (5.08m x 2.84m) A bright and surprisingly spacious reception room enjoying windows to both the front and side aspects, allowing plenty of natural light to flood the space. Featuring laminate flooring, two radiators, a useful built-in storage cupboard and stairs rising to the first floor. Offering ample space for both comfortable seating and family dining, the room flows directly through to the kitchen.



KITCHEN

16' 8" x 8' 2" Max (5.08m x 2.49m) Fitted with a range of wall and base units complemented by laminate work surfaces incorporating a stainless steel sink with hot and cold mixer tap. Further benefiting from a gas cooker, space and plumbing for a washing machine, space for a fridge/freezer, tiled flooring, radiator and windows to the front and side aspects.

BATHROOM

Fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and WC. Finished with tiled splashbacks, radiator, extractor fan, wall-mounted gas combination boiler and a frosted UPVC double glazed window.



DRESSING ROOM

16' x 7' 6" (4.88m x 2.29m) A versatile first floor space, ideal as a dressing room, home office or study, featuring laminate flooring, radiator, window to the front aspect and sliding door leading through to the bedroom.

BEDROOM

15' 11" x 8' 11" (4.85m x 2.72m) A generous double bedroom with window to the front aspect and radiator.

OUTSIDE

To the rear of the cottages there is a communal courtyard serving three properties, creating a practical shared outdoor space. The cottage further benefits from its own allocated brick-built outbuilding, providing external storage.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

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

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<https://www.mundys.net/referral/>

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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

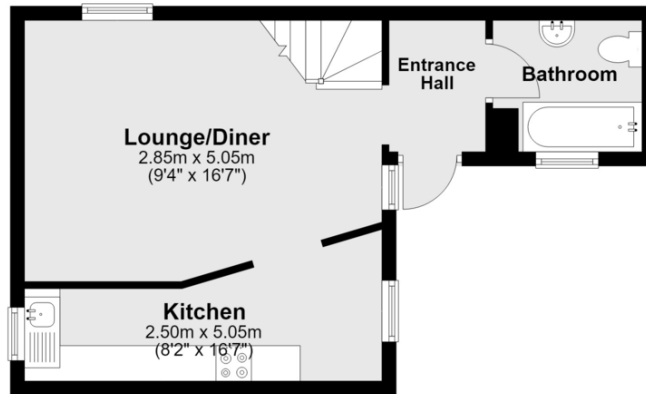
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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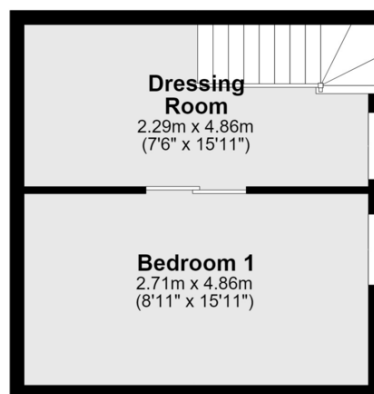
Ground Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



First Floor

Approx. 24.8 sq. metres (266.4 sq. feet)



Total area: approx. 57.3 sq. metres (616.4 sq. feet)

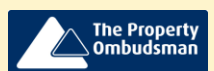
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

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

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