



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

- A two bedroomed town house, offered for sale with no upward chain.
- Front storm canopy, leading to the fitted kitchen, which includes built in oven and hob.
- To the first floor can be found the two bedrooms of a similar size.
- Outside store to the front of the property and enclosed garden to the rear.
- Gas heating (combination boiler), UPVC double glazing and ground floor cloaks/WC.
- Lounge to the rear having patio doors providing access to the UPVC conservatory.
- Fully tiled bathroom with white suite comprising bath unit, wash hand basin and WC.
- Ideal investment property, previously achieving £775pcm ( 6.9% gross annual return)

**£135,000**

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

### Kitchen

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

having base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, gas hob and extractor. We were unable to test these at the time of our appointment, although the property has been rented out until recently. Wall mounted combination boiler. UPVC door and double glazed front window. Stairs rising to the first floor.

### Cloakroom

Having WC and wash hand basin. Radiator. UPVC obscure glaze.

### Lounge

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

Two radiators, laminate flooring and under stair cupboard. UPVC patio doors leading through to the conservatory.

### Conservatory

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

UPVC conservatory. Doors leading out to the garden.

### Landing.

### Bedroom 1

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

Double UPVC aspect to the rear. Radiator. Access to loft space.

### Bedroom 2

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

Double UPVC aspect to the front. Radiator. Built in cupboard.

### Bathroom

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

### Outside

To the front of the property, on street parking is available. There is an outside store and storm canopy, sheltering the front door. There is an enclosed grassed garden to the rear.

### Council tax

The property is in council tax A ([Lincoln.gov.uk](http://Lincoln.gov.uk))

## 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



