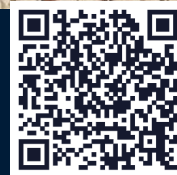




14 Foss Bank
Lincoln, LN1 1TA



Book a Viewing!

£180,000

A fully refurbished two bedroom, bay fronted traditional terraced property, enjoying a superb City Centre position with fantastic River views. The property has undergone a comprehensive programme of improvements by the current owners, creating a stylish and beautifully presented home which combines traditional character with contemporary finishes. Ideally situated close to Lincoln's Brayford Waterfront and within easy walking distance of the City Centre, the property represents an excellent opportunity for first-time buyers, buy-to-let or holiday home investors, as well as those seeking a fantastic home within easy reach of the city's amenities and waterside attractions. The thoughtfully upgraded accommodation comprises a bay fronted lounge, hall, dining room, stunning high specification refitted kitchen, utility room/WC, first floor landing, two well appointed double bedrooms and a stylish refitted bathroom. Finished to a high standard throughout and ready to move straight into, this fantastic property offers an appealing blend of character, modern style and an enviable City Centre location. Early viewing is highly recommended to fully appreciate all that this superb home has to offer. NO CHAIN.





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

LOUNGE

11' 1" x 10' 11" (3.38m x 3.35m) With double glazed bay window to the front aspect, laminate flooring, wall lights and radiator.

HALL

With staircase to the first floor and laminate flooring.

DINING ROOM

11' 11" x 11' 1" (3.65m x 3.38m) With double glazed window to the rear aspect, under stairs storage cupboard, laminate flooring and radiator.



KITCHEN

15' 1" x 6' 0" (4.60m x 1.85m) Fitted with a high specification range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, integrated fridge freezer and slimline dishwasher, two double glazed windows to the side aspect, door to the garden, spotlights, radiator and laminate flooring.

UTILITY/WC

5' 10" x 5' 4" (1.79m x 1.64m) With close coupled WC, wall mounted wash hand basin, space and plumbing for washing machine with work surface over, tiled flooring, spotlights and double glazed window to the rear aspect.



FIRST FLOOR LANDING

BEDROOM 1

11' 3" x 11' 2" (3.43m x 3.41m) With two double glazed windows to the front aspect with river views, over stairs storage cupboard with loft access point and radiator.

BEDROOM 2

12' 3" x 8' 0" (3.75m x 2.46m) With double glazed window to the rear aspect and radiator



BATHROOM

7' 9" x 6' 3" (2.38m x 1.93m) Refitted with a stylish three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit and close coupled WC, wall mounted gas fired central heating boiler, towel radiator, tiled flooring and splashbacks and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a block paved front garden behind low level wall. To the rear there is an enclosed yard.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

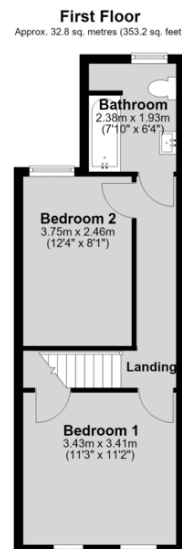
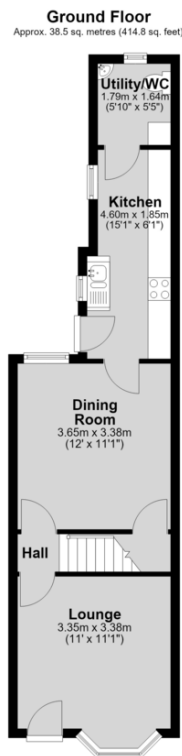
COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.





Total area: approx. 71.4 sq. metres (768.0 sq. feet)

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

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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 are 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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