



**33 Fairfax Street
Lincoln, LN5 8NR
Offers Over £120,000**

- A TWO BEDROOMED TOWN HOUSE, OFFERED FOR SALE WITH NO UPWARD CHAIN.
- STORM CANOPY TO THE FRONT AND GROUND FLOOR CLOAKROOM WITH WC AND BASIN.
- LOUNGE TO THE REAR AND PATIO DOORS LEADING THROUGH TO THE CONSERVATORY.
- OUTSIDE, THERE IS A BRICK STORE AND SMALL FORECOURT WITH ACCESS TO THE METERS.
- RENTAL INCOME LIKELY TO BE IN THE REGION OF £750PCM (6.9% GROSS RETURN).
- INCLUDES GAS HEATING VIA COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- FITTED KITCHEN TO THE FRONT, WHICH ALSO INCLUDES BUILT IN ELECTRIC OVEN AND HOB.
- TO THE FIRST FLOOR ARE THE TWO BEDROOMS AND BATHROOM WITH 3-PIECE SUITE.
- THERE IS A GARDEN TO THE REAR AND, THE TITLE PLAN, SHOWS PARKING TO THE RIGHT.
- EXCELLENT LOCATION ON THE OUTSKIRTS OF THIS SOUGHT AFTER UNIVERSITY CITY.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

ACCOMMODATION COMPRISES

KITCHEN

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

Having base and eye level units, contrasting work surfaces and stainless-steel sink unit and single drainer. Integrated electric oven, hob and cooker hood. Wall mounted combination boiler. UPVC front door and double glazed window. Stairs leading to the first floor.

CLOAKROOM

With WC and wash basin. Obscure glaze window.

LOUNGE

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

Under stair cupboard. Two radiators. Patio doors leading through to the conservatory.

CONSERVATORY

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

UPVC conservatory, with doors leading out to the rear.



FIRST FLOOR

LANDING

BEDROOM ONE

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

Radiator and two UPVC double glazed windows to the rear. Loft access.



BEDROOM TWO

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

Radiator and two UPVC double glazed windows to the rear. Loft access.



BATHROOM

Three-piece suite comprising panelled bath, wash hand basin and WC. Radiator.



OUTSIDE

There is a storm canopy, protecting the front door and a brick store. There is a grassed garden to the rear.

The property is in council tax band A (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. MA5899/04.06.26

