



3 Bargate Lodge

Bargate, Lincoln LN5 8BY



Book a Viewing!

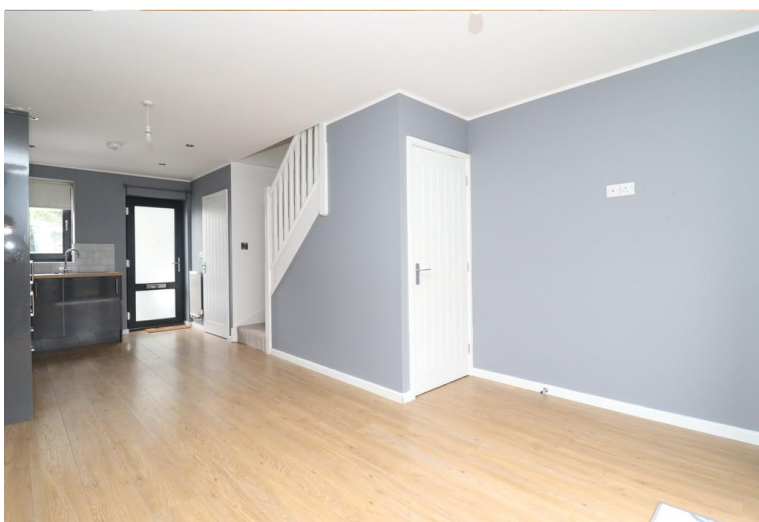
£160,000

A modern two bedroom townhouse situated in the centre of Lincoln, just off the High Street. The property enjoys a convenient location within walking distance of Lincoln High Street, Lincoln Railway Station, the University of Lincoln and South Common, together with a wide range of shops, restaurants, cafés and everyday amenities. The property is well presented throughout and offers modern, low maintenance accommodation ideally suited to first time buyers, professionals or buy-to-let investors.

Internally, the accommodation comprises an impressive open-plan living, kitchen and dining area with a modern fitted kitchen incorporating integrated appliances. Double doors open onto a private, low maintenance courtyard garden, creating an ideal space for outdoor seating and entertaining. The ground floor also benefits from a cloakroom/WC. To the first floor are two well proportioned bedrooms together with a modern family bathroom. Outside, the property benefits from an enclosed block-paved courtyard garden designed for ease of maintenance. The property is offered for sale with no onward chain and presents an excellent opportunity to purchase a modern home in a highly convenient city centre location.



3 Bargate Lodge, Lincoln, LN5 8BY



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

OPEN PLAN LIVING/KITCHEN DINER

23' 7" x 8' 9" (7.19m x 2.67m) With UPVC double glazed window and entrance door to the front elevation, UPVC double glazed doors and windows opening onto the rear courtyard, laminate flooring, stairs rising to the first floor and two radiators. The kitchen area is fitted with a modern range of wall, drawer and base units with work surfaces over and tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated oven, four-ring gas hob with extractor hood over and integrated fridge freezer.

WC

With UPVC double glazed window, laminate flooring, low level WC, wash hand basin and radiator.



FIRST FLOOR LANDING

With access to the roof space and doors leading to all first floor accommodation.

BEDROOM 1

11' 10" x 8' (3.61m x 2.44m) With two UPVC double glazed windows and radiator.

BEDROOM 2

11' 10" x 7' 11" (3.61m x 2.41m) With two UPVC double glazed windows, over stairs storage cupboard and radiator.

BATHROOM

6' 10" x 5' 2" (2.08m x 1.57m) With tiled flooring, low level WC, wash hand basin, bath with tiled surround and mains shower over, heated towel rail and extractor fan.

OUTSIDE

To the rear of the property there is an enclosed, low maintenance block paved courtyard providing an ideal outdoor seating area.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

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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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

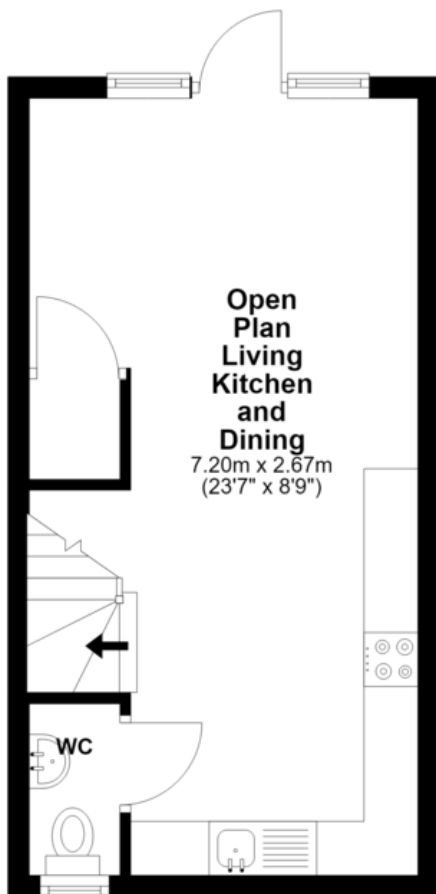
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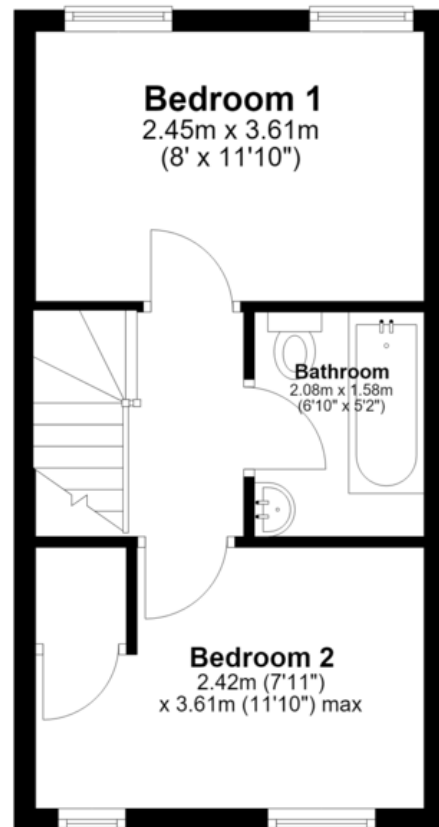
Ground Floor

Approx. 26.0 sq. metres (279.8 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.8 sq. feet)



Total area: approx. 51.8 sq. metres (557.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

3 Bargate Lodges

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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