



**27 Wilson Street**

Lincoln, LN1 3HZ



Book a Viewing!

**£165,000**

A Two Bedroom Mid Terrace property, previously let as a HMO (C4 with Certificate of Lawfulness) and offered with NO ONWARD CHAIN. Situated in uphill Lincoln, the property is within comfortable walking distance of the Bailgate and Cathedral Quarter, offering excellent access to local shops, cafés and historic landmarks. The accommodation comprises of an Entrance Hallway, Lounge, Dining Room, Kitchen, Two Double Bedrooms and Bathroom.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **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 double glazed entrance door, providing access to the lounge/dining room and stairs to the first floor landing.

### LOUNGE

11' 6" x 11' 7" (3.51m x 3.53m) With UPVC double glazed window to the front aspect and radiator.

### DINING ROOM

11' 4" x 11' 6" (3.45m x 3.51m) With UPVC double glazed window to the rear aspect, laminate flooring flowing through to the kitchen, radiator and under stairs storage cupboard.



### KITCHEN

14' 2" x 4' 9" (4.32m x 1.45m) Fitted with a range of cupboards and worktops, with spaces for a fridge/freezer and washing machine, electric oven with electric hob, stainless steel sink and drainer with hot/cold mixer tap, UPVC double glazed window to the side aspect, wall mounted gas boiler, radiator, tiled flooring with spotlights and door to the rear garden.

### FIRST FLOOR LANDING

Radiator and access to both double bedrooms and bathroom.

### BEDROOM 1

11' 5" x 11' 7" (3.48m x 3.53m) A well sized double bedroom with UPVC double glazed window to the front aspect and radiator.

### BEDROOM 2

7' 8" x 15' 0" (2.34m x 4.57m) A further double bedroom with UPVC double glazed window to the rear aspect and radiator.

### BATHROOM

Three piece suite comprising of WC, shower tray, pedestal sink with tiled splashback, tiled flooring, chrome upright towel radiator and spotlights.

### OUTSIDE

To the rear there is a garden laid mainly to lawn, accessed via a shared passageway. There is also on-street parking available.

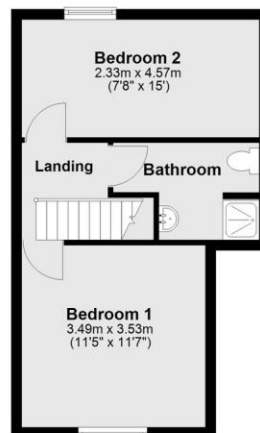




Ground Floor



First Floor



Total area: approx. 66.8 sq. metres (719.3 sq. feet)

#### WEBSITE

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](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### 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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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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