



39 Fairfield Street

Lincoln, LN2 5NE



Book a Viewing!

£157,500

A bay fronted mid-terraced house situated just off Monks Road and within close proximity to Lincoln City Centre. The internal living accommodation briefly comprises of Shared Entrance Passage, Entrance Hall, Lounge, Dining Room, fitted Kitchen, Rear Entrance Lobby, Downstairs Bathroom and a First Floor Landing leading to the three Bedrooms. Outside there is a rear yard and outbuilding. The property is being sold with No Onward Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

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 Bishop Grosseteste University.



ACCOMMODATION

ENTRANCE HALL

With stairs to the first floor.

LOUNGE

11' 9" into alcove x 10' 5" plus bay (3.58m x 3.18m), with UPVC bay window to the front elevation, radiator and dado rail.

DINING ROOM

11' 7" into alcove x 11' 2" (3.53m x 3.4m), with UPVC window to the rear elevation, double radiator and under stairs storage area.



KITCHEN

9' 2" x 6' 7" (2.79m x 2.01m), fitted base cupboards with drawers and work surfaces over, 1½ bowl sink unit and drainer, extractor hood, part tiled surround, single radiator and UPVC window to the side elevation.

BATHROOM

With suite to comprise of bath with shower attachment, WC and wash hand basin, extractor fan and UPVC window to the side elevation.

REAR ENTRANCE LOBBY

With rear entrance door and cupboard housing the gas central heating boiler.



FIRST FLOOR LANDING

BEDROOM

11' 7" into alcove x 11' 3" (3.53m x 3.43m), with UPVC window to the rear elevation and radiator.

BEDROOM

12' 1" x 7' 2" (3.68m x 2.18m), with UPVC window to the front elevation and radiator.

BEDROOM

8' 2" x 7' 7" (2.49m x 2.31m), with UPVC window to the front elevation and radiator.



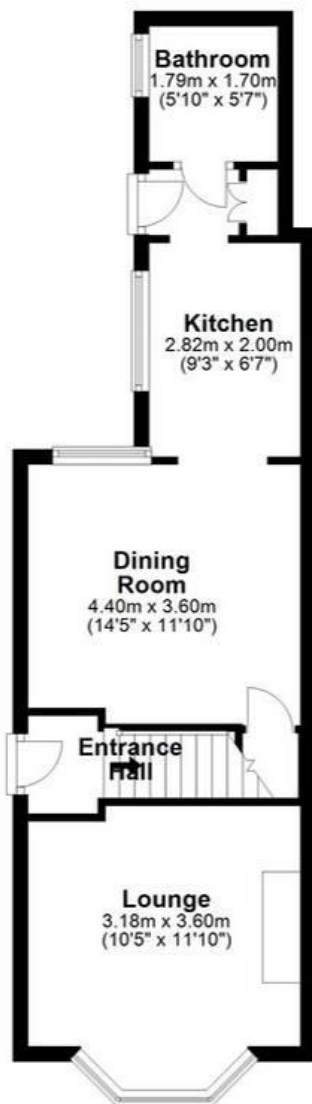
OUTSIDE

There is a shared passageway leading to the rear yard with an outbuilding.



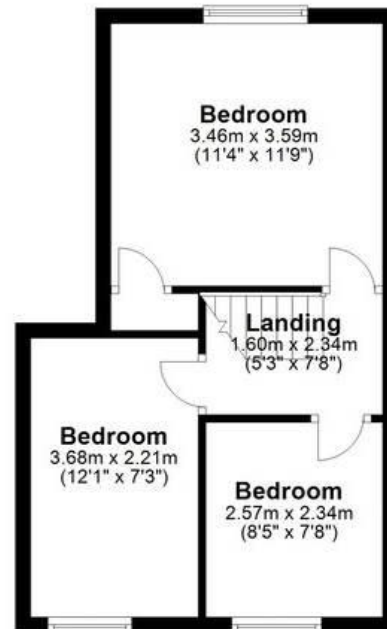
Ground Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Total area: approx. 70.7 sq. metres (760.6 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

WEBSITE

Our detailed website show 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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, 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 Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct 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 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 roughly 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

