

47 Sincil Bank

Lincoln, LN5 7TJ

Book a Viewing!

£95,000

A Two Bedroom Mid Terrace Home situated within the popular Sincil Bank area, available with vacant possession. Offering two bedrooms, a spacious lounge, kitchen/diner and gas central heating, the property presents an excellent opportunity for both i nvestors and first time buyers alike.

The accommodation comprises of a lounge, kitchen/diner, first floor landing, two bedrooms and a family bathroom. Outside, the re is a shared rear yard with useful outbuilding storage and on-street permit parking to the front. No Onward Chain.





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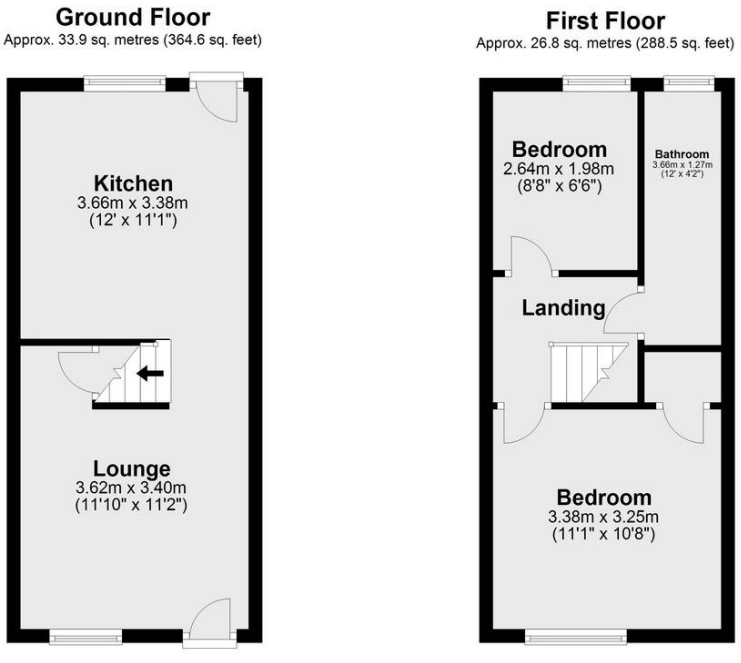
LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

LOUNGE
11' 10" x 11' 22" (3.61m x 3.91m) A front facing reception room with UPVC entrance door, UPVC double glazed window to the front aspect, laminate flooring, radiator and a useful understairs storage cupboard.

KITCHEN/DINER
12' x 11' 1" (3.66m x 3.38m) Fitted with a range of wall and base units with complementary work surfaces incorporating tiled splashbacks. Benefiting from an electric hob with extractor over, electric oven, wall mounted gas combination boiler, spaces for a washing machine, tumble dryer and fridge freezer, together with space for a dining table, laminate flooring, radiator and UPVC double glazed window to the rear aspect.

FIRST FLOOR LANDING
Providing access to both bedrooms, the family bathroom and the loft space.



Total area: approx. 60.7 sq. metres (653.2 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.

BEDROOM 1
11' 1" x 10' 8" (3.38m x 3.25m) A front facing double bedroom with UPVC double glazed window, radiator and useful over stairs storage cupboard.

BEDROOM 2
8' 8" x 6' 6" (2.64m x 1.98m) A rear facing bedroom with UPVC double glazed window and radiator.

BATHROOM
Fitted with a three piece suite comprising of a panelled bath with mains shower over, pedestal wash hand basin and WC. Finished with tiled splashbacks, lino flooring, radiator, extractor fan and a frosted UPVC double glazed window.

OUTSIDE
To the rear of the property there is a shared courtyard with a useful brick-built outbuilding providing additional external storage. To the front of the property there is on-street permit parking.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

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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.

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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
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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The Property Ombudsman