



4 Wragby Road

Lincoln, LN2 5SL



Book a Viewing!

£105,000

A rare opportunity to acquire a characterful one-bedroom mid-terrace cottage, ideally positioned within the heart of Lincoln's historic Cathedral Quarter and offered for sale with no onward chain. Requiring a comprehensive programme of renovation and modernisation throughout, the property presents an exciting opportunity for buyers looking to restore and enhance a charming period cottage in one of the city's most desirable locations. Situated just a stone's throw from Lincoln Cathedral, Lincoln Castle and the historic Bailgate, the property enjoys an enviable setting surrounded by independent cafés, boutique shops, restaurants and historic landmarks. Whether you're seeking a rewarding renovation project, an investment opportunity or the potential to create a boutique holidaylet (subject to any necessary consents), this property offers exceptional potential in a location where opportunities are increasingly scarce.



ACCOMMODATION

ENTRANCE HALL

Accessed via a UPVC entrance door with traditional quarry tiled flooring and providing access to the ground floor accommodation.

BATHROOM

Fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and WC. Further benefiting from an extractor fan, frosted UPVC double glazed window and a useful storage cupboard housing the hot water cylinder.

LOUNGE/DINER

16' 8" max x 11' 7" (5.08m x 3.53m) A cosy reception room with UPVC double glazed window to the side aspect, electric heater and useful understairs storage cupboard. Stairs rise to the first floor bedroom, while the room provides direct access through to the kitchen.

KITCHEN

Fitted with a range of base units incorporating work surfaces and a sink unit. Further benefiting from a UPVC double glazed window to the front aspect and glazed internal door.

BEDROOM

13' 3" x 12' 3" (4.04m x 3.73m) A spacious double bedroom with UPVC double glazed window to the front aspect and electric heater.

OUTSIDE

To the front of the cottages there is a communal courtyard serving three properties, creating a practical shared outdoor space. The cottage further benefits from its own allocated brick-built outbuilding, providing excellent external storage.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. No heating.

EPC RATING – G.

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

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](#)

SELLING YOUR HOME – HOW TO GO ABOUT IT

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

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

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.

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

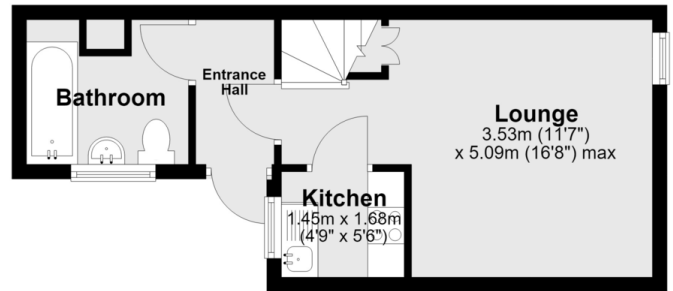
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (sellers) for whom they act as Agents give notice that:

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 yourself on inspection, your own advisor or conveyancer, particularly if it is stated herein as not verified.

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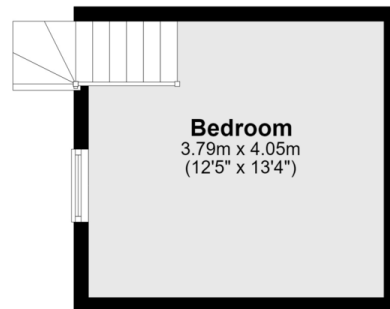
Ground Floor

Approx. 24.9 sq. metres (268.1 sq. feet)



First Floor

Approx. 15.4 sq. metres (165.3 sq. feet)



Total area: approx. 40.3 sq. metres (433.4 sq. feet)

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

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.

