



10 Far Wharf

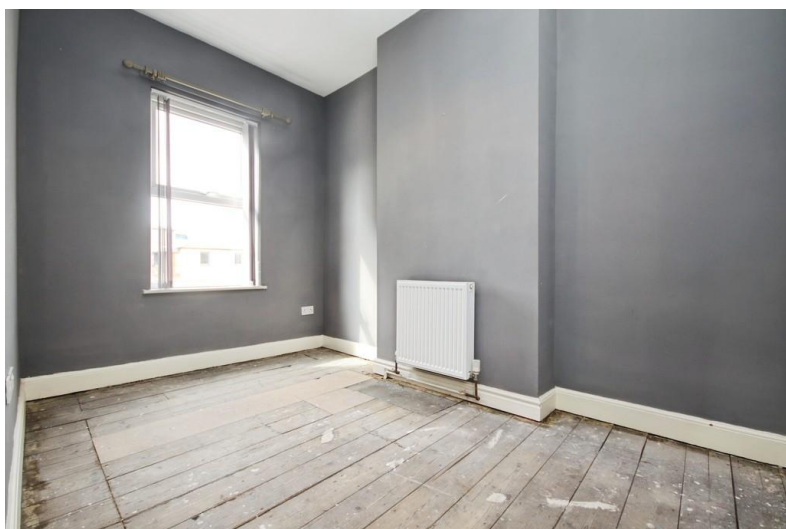
Lincoln, LN1 1TJ



Book a Viewing!

£155,000

Situated in an enviable position just a stone's throw from the Lincoln Brayford, this spacious three-bedroom mid-terraced property offers a fantastic opportunity for buyers seeking a well-sized home in an excellent city-centre location. The property is offered for sale with no onward chain and would benefit from some modernisation and general TLC. However, with generous internal accommodation, three double bedrooms and lovely views towards the Brayford, the property offers excellent potential for the new owner to make it their own and create a fantastic home. The accommodation comprises of an entrance hall, spacious lounge, kitchen diner, porch, bathroom, first-floor landing and three double bedrooms.





LOCATION

The location is a particular highlight, with the property positioned just a stone's throw from the Lincoln Brayford. The waterfront offers a fantastic selection of restaurants, bars, cafés and leisure facilities, whilst Lincoln city centre is also within easy walking distance. The property is ideally placed for enjoying the wider amenities of central Lincoln, including the city's extensive range of shops, restaurants and entertainment, alongside the historic Cathedral Quarter. Lincoln railway station is also within easy reach, providing excellent connections for those commuting further afield.

ACCOMMODATION

ENTRANCE HALL

Accessed via a UPVC front door, the entrance hall provides access to both reception areas, with stairs rising to the first-floor landing and radiator.

LOUNGE

12' 10" x 11' 6" (3.91m x 3.51m) A spacious front facing reception room featuring a UPVC double glazed window to the front aspect and radiator.



KITCHEN/DINER

15' 8" max x 11' 7" (4.78m x 3.53m) Fitted with a range of wall and base mounted units with work surfaces incorporating a stainless steel sink with mixer tap, gas hob and electric oven. There is a UPVC double glazed window to the rear aspect, wall-mounted gas boiler, radiator and cushioned flooring. The kitchen also benefits from tiled splashbacks and a useful pantry cupboard.

REAR PORCH

Accessed from the kitchen diner, the porch features a UPVC double glazed door providing access to the rear yard, with space for a fridge freezer.



BATHROOM

Fitted with a three-piece suite comprising of bath with shower over, pedestal wash hand basin and WC. The bathroom also benefits from an extractor fan, radiator, cushioned flooring, frosted UPVC double glazed window to the rear aspect and loft access.

FIRST FLOOR LANDING

A spacious landing providing access to all three double bedrooms, with access to the loft space and radiator.

BEDROOM 1

11' 9" x 9' 7" (3.58m x 2.92m) A spacious rear facing double bedroom with UPVC double glazed window and radiator.

BEDROOM 2

11' 4" x 7' 5" (3.45m x 2.26m) A front facing double bedroom with UPVC double glazed window to the front aspect and radiator.

BEDROOM 3

8' 7" x 7' 11" (2.62m x 2.41m) A further double bedroom with UPVC double glazed window to the front aspect and radiator.



OUTSIDE

To the rear of the property there is a spacious, secure and low-maintenance yard, with gated access to the adjoining alleyway and an outside tap.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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

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<https://www.mundys.net/refer-uk/>

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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

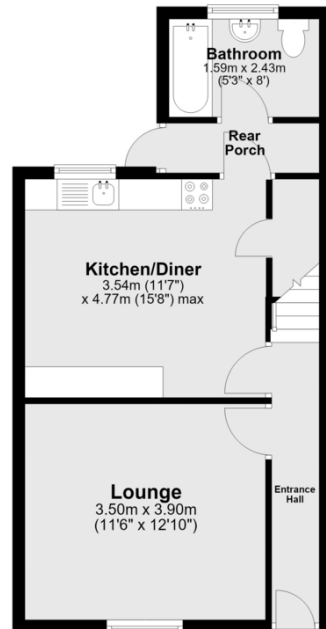
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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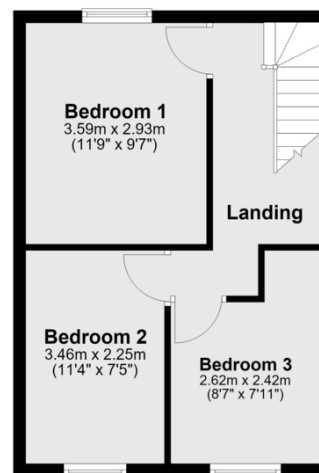
Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



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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