



50 Florence Street

Lincoln, LN2 5LR



Book a Viewing!

£115,000

This is a Three Bedroom Mid Terraced Property arranged over three floors, offering well proportioned accommodation with scope for improvement and modernisation. The property is offered for sale with No Onward Chain and benefits from on-street parking to the front, together with a rear concrete yard and garden shed. The accommodation briefly comprises an Entrance Hall, Lounge, fitted Dining Kitchen with adjoining Utility Area, Two Bedrooms and Family Bathroom to the first floor, with stairs rising to the second floor providing access to a Further Bedroom.





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

10' 11" x 11' 8" (3.33m x 3.57m) With a UPVC window and door to the front aspect, fireplace with marble surround, radiator and wall lighting.

INNER HALLWAY

With stairs rising to the first floor, useful under-stair storage and radiator.

KITCHEN/DINING

10' 4" x 11' 8" (3.16m x 3.57m) With a UPVC window overlooking the rear, fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer, space for cooker, wall-mounted cupboards and splashback. There is space for a fridge/freezer, radiator and access through to the utility area.



UTILITY AREA

With a UPVC window and door to the side, wall-mounted gas central heating boiler, fitted base units with work surfaces over, wall-mounted cupboards and plumbing and space for a washing machine.

FIRST FLOOR LANDING

Providing access to two bedrooms and the family bathroom, with stairs continuing to the second floor.

BEDROOM 1

10' 11" x 12' 0" (3.35m x 3.68m) With a UPVC window to the front aspect, radiator and decorative fireplace.

BEDROOM 3

11' 3" x 5' 5" (3.44m x 1.66m) With a UPVC window to the rear aspect and radiator.



FAMILY BATHROOM

11' 3" x 5' 11" (3.44m x 1.82m) With a UPVC window to the rear, suite comprising bath with shower over, WC and wash hand basin, partially tiled walls, radiator and useful airing cupboard.

SECOND FLOOR LANDING

Stairs rise to the second floor, providing access to the third bedroom.

BEDROOM 2

13' 2" x 7' 11" (4.02m x 2.43m) With a UPVC dormer window to the rear aspect and radiator.



OUTSIDE

To the front, the property benefits from on-street parking. To the rear there is a concrete yard providing an enclosed outdoor space, together with a garden shed.

IMAGE DISCLAIMER

Some images have been digitally enhanced using computer generated finishing and/or virtual staging to show how the property may look once completed. This may include flooring, carpets, decoration, furniture, soft furnishings, landscaping and general finishing touches.

The flooring shown is not currently installed and is for illustrative purposes only. Final flooring, finishes, colours, materials and specification may vary from those shown and should not be relied upon as an exact representation.



All images are intended as a guide only. Buyers should satisfy themselves by viewing the property in person and confirming the final specification with the selling agent before making any decisions.

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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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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 on items stated herein as not verified.

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KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE – Freehold.

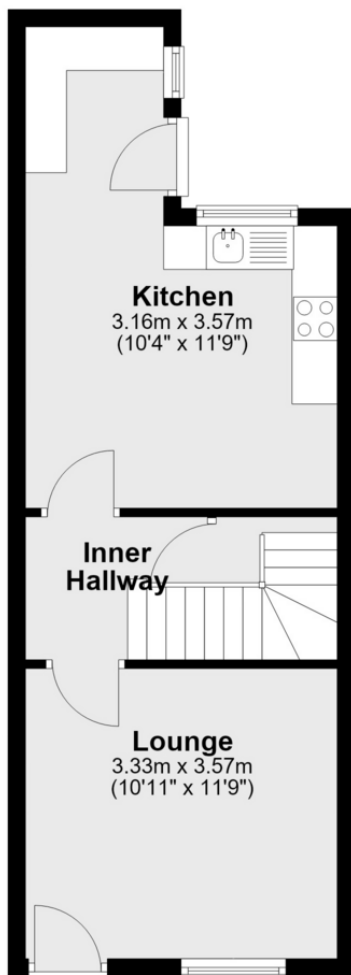
VIEWINGS – By prior appointment through Mundys.

BROADBAND – Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE – Check the mobile coverage at the property here – [Mobile Checker](#)

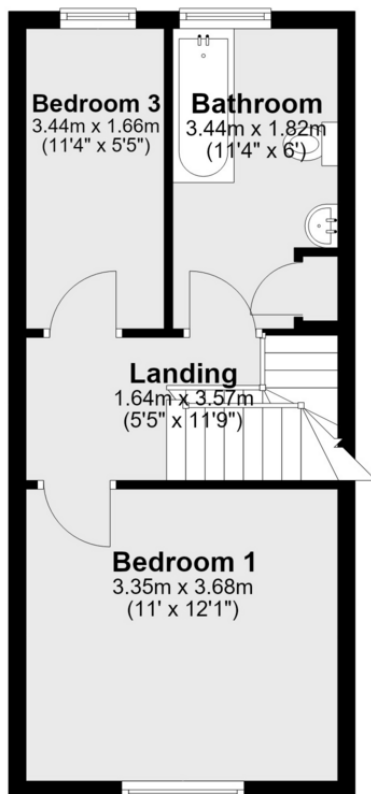
Ground Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



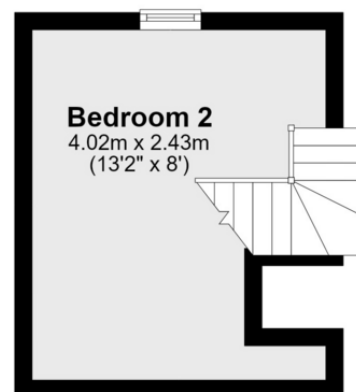
First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



Second Floor

Approx. 12.9 sq. metres (138.9 sq. feet)



Total area: approx. 77.8 sq. metres (837.1 sq. feet)

For Illustration Purposes Only

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

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.



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