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**NO
CHAIN**

**35 FAIRFAX STREET
LINCOLN
LN5 8NR**



Offers Over £115,000

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

TENURE

Freehold

- Modern Townhouse
- Two Double Bedrooms
- Kitchen with Integrated Appliances
- Conservatory
- Ground Floor W.C.
- Driveway
- Ten Minutes' Drive to the Centre of Lincoln
- Close to Local Amenities in Bracebridge

35 FAIRFAX STREET, LINCOLN

DIRECTIONS

Leaving Lincoln on the A15 Broadgate, follow the A15 onto South Park Avenue and then take the first exit onto St. Catherines. Continue onto the A1434 Newark Road where Fairfax Street is on the right-hand side.

This modern townhouse is located in the Bracebridge area of Lincoln, just ten minutes' drive from the city centre and with a variety of local amenities close by. Sure to appeal to first-time buyers and investors alike, the property has a spacious lounge and together with the added benefit of a conservatory which overlooks the good-sized rear garden. Upstairs there are two well-proportioned double bedrooms which both have two windows, making them light and airy.

To the front of the property there is a covered porch area over the entrance door. Off-street parking is provided by a block-paved double length drive located to the side of the neighbouring property.

UPVC double glazed entrance door into:

KITCHEN

8'9" x 9' Fitted with a range of wall and base units, the kitchen also has a range of built-in appliances including an integrated washing machine, integrated fridge, stainless steel oven and grill and stainless steel four-ring gas hob. There is a UPVC double glazed window to the front.

Door into:

LOUNGE

15'3" x 12' The spacious lounge has two thermostatically controlled radiators, two ceiling light points, power points and a television aerial point. There is also a useful understairs storage cupboard.

UPVC double glazed patio door to:

CONSERVATORY

7'6" x 9'6" The conservatory has patio doors opening onto and overlooking the rear garden, providing an extra space that could be put to a variety of uses and would be a lovely dining room, additional lounge or child's playroom.



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Stairs to:

FIRST FLOOR LANDING

Access to the bedrooms and bathroom, with ceiling light point.

Door to:

BEDROOM ONE

12' x 9'6" This double bedroom has two UPVC double glazed windows to the rear, allowing in plenty of natural light. There is also a thermostatically controlled radiator, power points and ceiling light point.



Door to:

BEDROOM TWO

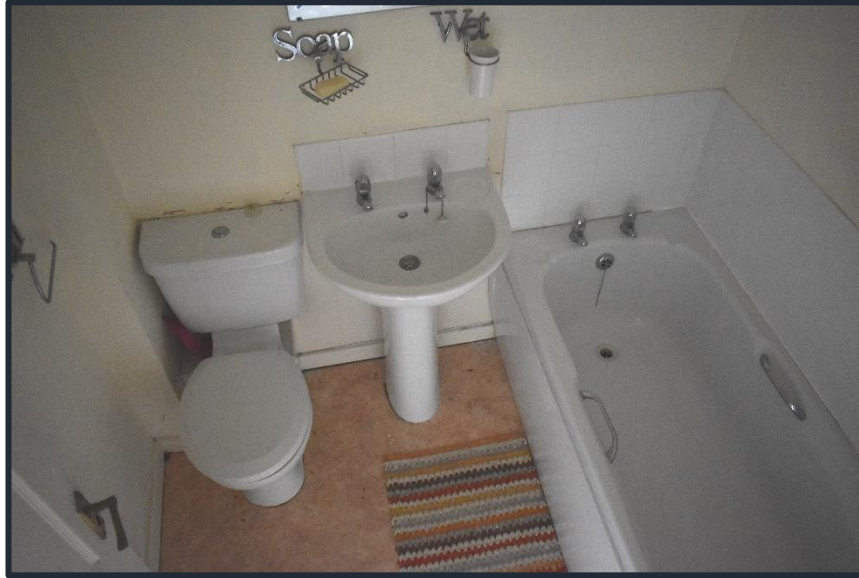
12' x 8' max A second double bedroom with a built-in cupboard, two UPVC double glazed windows to the front, a thermostatically controlled radiator, power points and ceiling light point.



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BATHROOM

The bathroom is fitted with a three-piece white suite comprising a panelled bath, pedestal wash hand basin and close coupled W.C. With ceiling light point and extractor.



GARDEN

The rear garden has a patio area and is then laid to lawn. Although currently somewhat overgrown, with some care and attention it would be the ideal place to relax on warm summer evenings.



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ADDITIONAL INFORMATION

Local Authority – Lincoln Council

Council Tax Band – A

Local Schools – Bracebridge Infant & Nursery School

Sir Francis Hill Community Primary School

The Lincoln St Peter at Gowts Church of England Primary School

The Priory Academy (Secondary School)

St Peter & St Paul Catholic Voluntary Academy (Secondary School)

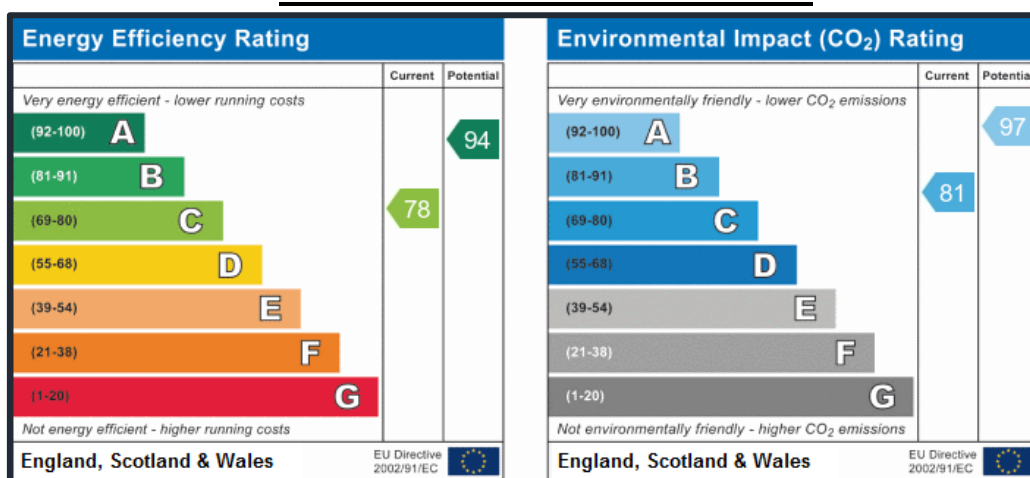
The Priory Witham Academy (Primary & Secondary School)

Athena School (Special School)

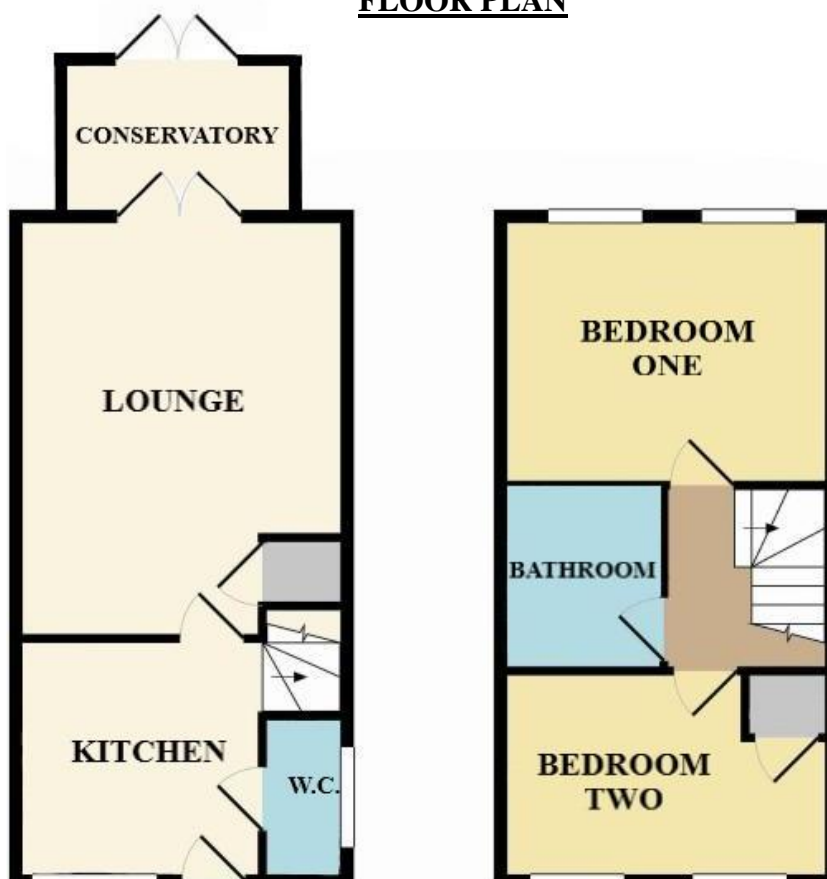
The Lincoln St Christopher's School (Special School)

Stamp Duty on Asking Price – Nil (this will change if you already own another property)

ENERGY PERFORMANCE RATING



FLOOR PLAN



AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.