



## 23 Mildmay Street

Lincoln, LN1 3HR

**£200,000**

House Of Multiple Occupancy! A traditional four bedroom bay fronted terraced house in the prestigious and popular Uphill area of Lincoln. The property is currently used as a house of multiple occupancy with all rooms let at £1,900pcm. Whilst it requires some modernisation, would make a great first time buy or family home. The property has accommodation comprising of Lounge and Kitchen, Ground Floor Bedroom, two First Floor Bedrooms and Bathroom and a fourth Bedroom within the Attic. Outside there is a pleasant rear yard with outbuilding and there is also pedestrian access from Wake Street. Viewing is highly recommended to appreciate the space on offer.



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### SERVICES

All mains services available. Gas central heating.

### EPC RATING – D.

### COUNCIL TAX BAND – A

**LOCAL AUTHORITY** - Lincoln City Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### DIRECTIONS

Heading out of Lincoln along Newport, turn left onto Rasen Lane and then turn right onto Upper Saxon Street. Proceed along onto Mildmay Street where the property can be located.

### 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 Bishop Grosseteste University.

### ACCOMMODATION

#### GROUND FLOOR BEDROOM

13' 0" x 8' 7" (3.97m x 2.63m), with single glazed bay window to the front aspect and radiator.

#### HALL

With staircase to first floor and door to ground floor bedroom.

#### LOUNGE

12' 10" x 11' 11" (3.91m x 3.63m), with double glazed window to rear aspect, understairs cupboard, door to kitchen, radiator and a decorative fireplace.

#### KITCHEN

10' 07" x 6' 06" (3.23m x 1.98m), Fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer with mixer tap, spaces for a fridge freezer, cooker and washing machine, tiled floor, two double glazed windows and door to the side.

#### FIRST FLOOR LANDING

With doors to two bedrooms and bathroom and stairs to the second floor.

#### BEDROOM

13' x 12' (3.96m x 3.66m), with single glazed window to the front aspect, walk-in wardrobe, radiator and cast iron fireplace.

#### BEDROOM

12' 11" max x 10' 03" min x 8' 0" (3.94m x 2.44m), with double glazed window to rear aspect and radiator.

#### BATHROOM

10' 07" x 6' 08" (3.23m x 2.03m), Fitted bathroom suite to comprise of bath with electric shower over and glass shower screen, WC and wash hand basin, tiled floor, tiled splashbacks, cupboard housing the gas central heating boiler and a double glazed window.

#### BEDROOM

14' 11" x 11' 07" (4.55m x 3.53m), Situated in the attic with Velux window to the rear aspect and radiator.

#### OUTSIDE

Rear yard with mature shrubs and patio and a brick outbuilding.

#### 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](http://mundys.net)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

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.

#### REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & B ettinge, Ringrose Law LLP, Burton and Co, Bridge MF and and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial services products. Should you decide to instruct, Westlaby Financial Services will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

#### BUYING YOUR HOME

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.

#### 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

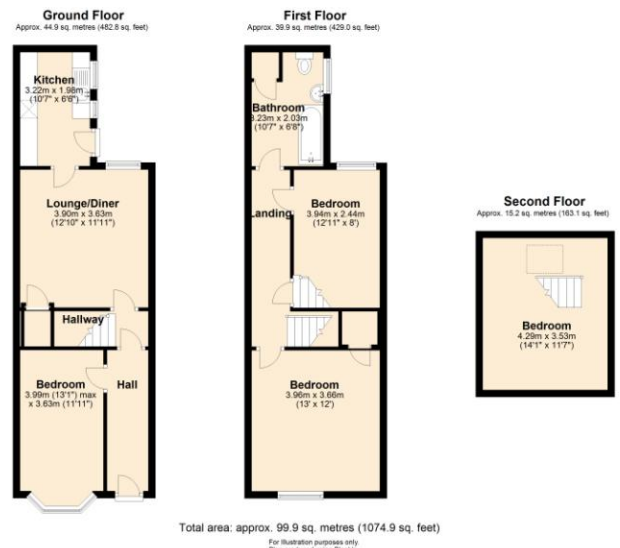
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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 for themselves and the vendors (Lessors) 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 on items stated herein as not verified.

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