



18 Vere Street

Lincoln, LN1 3EF

£210,000

Situated in the popular Uphill Area of Lincoln, a 3 bedroom bay fronted mid terraced house on Vere Street with accommodation comprising of Porch, Hallway, Lounge, Dining Room, fitted Kitchen, Lobby, downstairs Shower Room, three first floor Bedrooms and first floor Shower Room. Outside the property has an enclosed rear patio garden. The property is being sold with No Onward Chain.





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.

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 Bishop Grosseteste University, which is all in walking distance from the property. Nearby there are two schools, Westgate Academy and Mount Street Academy, both beside a play area and dog park.



PORCH

With tiled flooring and partly tiled walls.

HALLWAY

With staircase to first floor, laminate flooring, coat hooks and radiator.

LOUNGE

11' 10" x 11' 7" (3.63m x 3.55m) With double glazed bay window to the front aspect and radiator.

DINING ROOM

15' 2" x 11' 6" (4.63m x 3.51m) With understairs storage cupboard and shelving, laminate flooring, double glazed window to the side aspect and radiator.



KITCHEN

10' 0" x 7' 3" (3.05m x 2.23m) Fitted with a range of wall, base units and drawers with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, electric eye level oven, gas hob with extractor fan over, space for washing machine, tiled splashbacks, radiator and double glazed window to the side aspect.

LOBBY

With double glazed window to the rear aspect, door to the rear garden, space for fridge freezer, wall mounted Vaillant gas fired central heating boiler and tiled floor.

SHOWER ROOM

6' 0" x 3' 10" (1.84m x 1.17m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall mounted wash hand basin, tiled walls, tiled floor and double glazed window to the rear aspect.



FIRST FLOOR LANDING

BEDROOM 1

17' 1" x 12' 8" (5.23m x 3.87m) With two double glazed windows to the front aspect and two radiators.

BEDROOM 2

11' 6" x 6' 8" (3.53m x 2.04m) With double glazed window to the rear aspect, radiator and fitted wardrobes.

BEDROOM 3

7' 6" x 8' 10" (2.29m x 2.71m) With double glazed window to the rear aspect, radiator and fitted wardrobe.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, storage shelving, radiator, tiled splashbacks and double glazed window to the side aspect.

OUTSIDE

The property is set back from the road with a small front garden behind a low wall. There is an external passage to the rear garden which is enclosed and laid to patio with mature shrubs.





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CWH and J Walter 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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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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