



20 Boultham Avenue

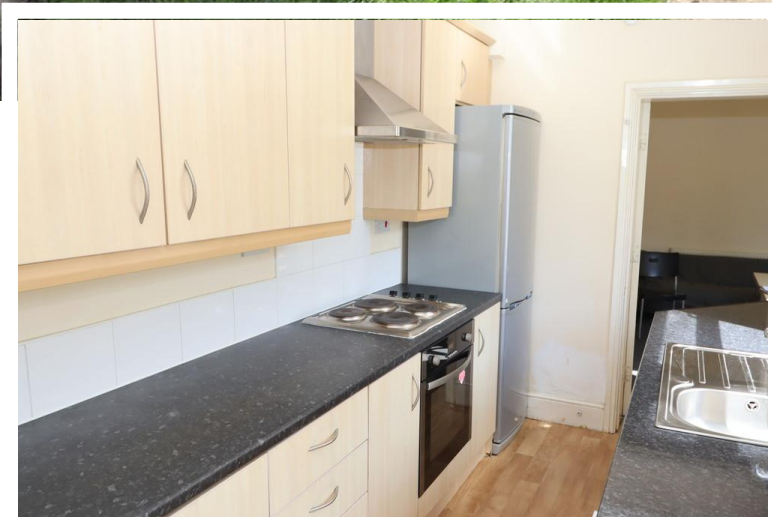
Lincoln, LN5 7XZ

£167,500

A four bedroom bay fronted mid terraced house located within a short walk of Lincoln High Street and a range of local shops and facilities. The property is also well located for Lincoln University. The accommodation is over three floors and comprises of Shared Passageway, Lounge, Dining Room, Kitchen, Bathroom, First Floor Landing leading to three Bedrooms and Stairs to Second Floor with access to the Attic Bedroom and WC. The passageway gives access to the rear garden, which is lawned with hardstanding areas and a brick built store. Viewing is recommended.



Boultham Avenue, Lincoln, LN5 7XZ



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

AGENTS NOTE

The property is currently let on an assured shorthold tenancy agreement until 26/05/2024 at £850 pcm.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Traveling south along the High Street, turn right onto Boultham Avenue and the property is located on the left hand side.

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

SHARED PASSAGEWAY

With access to inner lobby.

INNER HALLWAY

With stairs to the first floor.

LIVING ROOM

11' 10" x 11' 3" plus bay window (3.61m x 3.44m), with bay window to the front elevation and radiator.

DINING ROOM

12' 3" x 11' 10" (3.74m x 3.61m), with radiator, under stairs storage cupboard and UPVC double glazed window to the rear elevation.



KITCHEN

12' 4" x 6' 5" (3.78m x 1.98m), with fitted base cupboards and drawers with work surfaces over, inset stainless steel sink unit with mixer tap, eye level units and spaces for appliances, electric oven, hob and extractor hood, radiator, UPVC double glazed window and door to the side elevation and gas fired boiler.

BATHROOM

7' 7" x 6' 11" (2.32m x 2.12m), with four piece suite comprising of WC, shower cubicle, panel bath and wash hand basin and a UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

With stairs to the second floor.



BEDROOM 2

11' 11" x 11' 3" (max) (3.64m x 3.45m), with restricted headroom beneath the stairway and storage cupboard off, UPVC double glazed window to the front elevation and radiator.

BEDROOM 3

9' 6" x 8' 1" (2.90m x 2.48m), with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 4

12' 3" x 6' 10" (3.74m x 2.09m), with UPVC double glazed window to the rear elevation and radiator.

SECOND FLOOR

ATTIC BEDROOM 1

13' 11" x 11' 3" (max) (4.25m x 3.45m), with two built-in storage cupboards, radiator and UPVC double glazed window to the rear elevation.

WC

With WC and wash hand basin.

OUTSIDE

The rear garden is laid to lawn enclosed by timber panel fencing, block and brick walls with hardstanding areas and a brick built external store.





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

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 - WHO WE MAY REFER YOU TO

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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 them we will receive a referral fee of up to £125.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby 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 Home Buyer 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

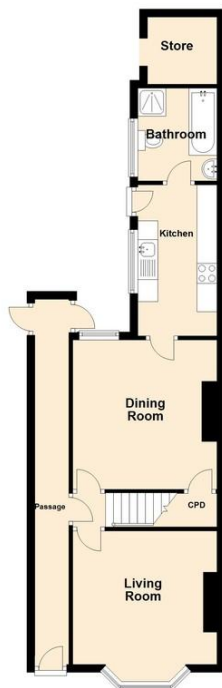
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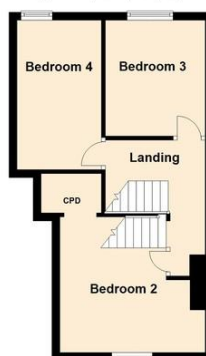
Ground Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



Second Floor

Approx. 24.6 sq. metres (264.8 sq. feet)



Total area: approx. 112.9 sq. metres (1215.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

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