



## 67 Hewson Road

Lincoln, LN1 1RZ

**£199,950**

Located in the popular West End area of Lincoln, this three-storey four bedroom house has previously been occupied on a multi-room basis and is currently offered for sale with No Onward Chain. It may also be suitable for occupation as a family home. The accommodation comprises of a Ground Floor Bedroom, Reception Room, Kitchen, Utility Area, Bathroom, stairs to the First Floor Landing leading to two Bedrooms and a Family Bathroom and a Second Floor Attic Bedroom. Outside there is an enclosed courtyard garden.



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### SERVICES

All mains services available. Gas central heating.

### EPC RATING – D

### COUNCIL TAX BAND – B

**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 renowned Bishop Grosseteste University.

### ENTRANCE LOBBY

With UPVC double glazed entrance door and stairway to the First Floor.

### BEDROOM ONE

12' 6" x 11' 11" (3.83m x 3.65m)(plus bay window), with UPVC double glazed bay window to the front elevation and radiator.

### RECEPTION ROOM

12' 5" x 11' 11" (3.80m x 3.65m), with UPVC double glazed windows to the rear and side elevations, radiator and understairs storage cupboard.

### KITCHEN

13' 3" x 7' 8" (4.06m x 2.36m), with a range of fitted units comprising base cupboards and drawers with work surfaces over, inset sink, radiator, UPVC double glazed window and door to the side elevation and tiled flooring.

### UTILITY AREA

7' 11" x 4' 7" (2.43m x 1.42 m), having UPVC double glazed window to the side elevation, tiled flooring, radiator and fitted work surface.

### BATHROOM

With fitted suite comprising of panelled bath with electric shower over, wash hand basin and WC, cupboard housing the gas-fired boiler, tiled flooring and UPVC double glazed window to the rear elevation.

### FIRST FLOOR LANDING

### BEDROOM TWO

12' 6" x 7' 10" (3.83m x 2.40m)(plus bay window), with UPVC double glazed bay window to the front elevation and radiator.

### BEDROOM THREE

12' 4" x 10' 8" (3.76m x 3.26m), with UPVC double glazed window to the rear elevation and radiator.

### BATHROOM

8' 5" x 7' 11" (2.59m x 2.42 m), with fitted suite comprising of panelled bath, WC and wash hand basin with vanity unit, radiator and UPVC double glazed window to the rear elevation.

### ATTIC BEDROOM

12' 5" x 12' 6" (3.80m x 3.83m)(max), with skylight window to the rear elevation and radiator.

### OUTSIDE

The rear courtyard garden is accessed from Fleet Street and is enclosed to all boundaries.

### 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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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.

Claverings will be able to provide information and services they offer relating to removals. 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.

### 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

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 your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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