



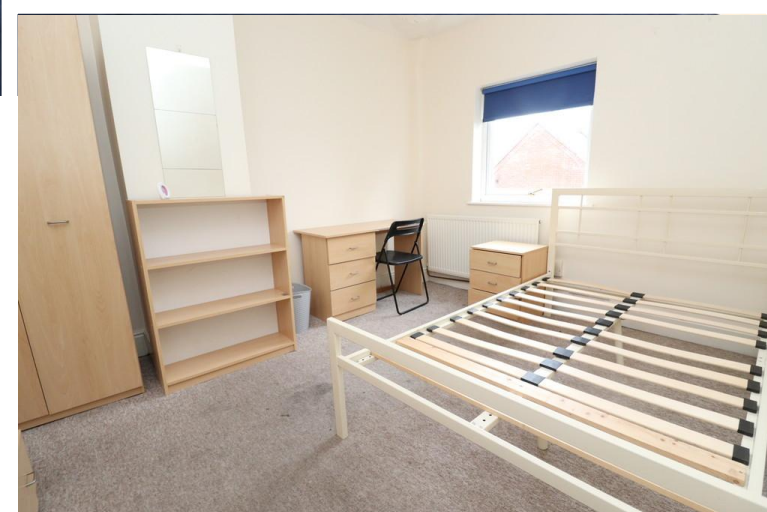
96 Newland Street West

Lincoln, LN1 1PH

Offers Over £175,000

An excellent opportunity to purchase a three storey four bedroom mid-terraced house which has previously been let on a multi-room basis. The property is a short walk from Lincoln University and the City Centre and is currently offered for sale with No Onward Chain. The accommodation briefly comprises of Ground Floor Living Room and Kitchen, First Floor Landing leading to three Bedrooms and a Second Floor Bedroom and Bathroom. Outside there is a rear garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E

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 renowned Bishop Grosseteste University.



ACCOMMODATION

LIVING ROOM

13' 5" x 12' 0" (4.10m x 3.67m), with UPVC double glazed front entrance door, UPVC double glazed window to the front elevation, radiator and coving to ceiling.

KITCHEN

12' 0" x 11' 3" (3.67m x 3.43m)(max including stairway), with base cupboards and drawers with work surfaces over, stainless steel sink with mixer tap over, further eye-level units, electric oven, four ring hob with extractor hood over, UPVC double glazed window and door to the rear elevation, wall-mounted gas-fired boiler and door to the stairway leading to the First Floor Landing.

FIRST FLOOR LANDING

With doors leading to three Bedrooms.

BEDROOM TWO

13' 5" x 7' 7" (4.10m x 2.33m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM THREE

11' 4" x 9' 4" (3.47m x 2.86m), with UPVC double glazed window to the rear elevation and radiator.

BEDROOM FOUR

13' 6" x 7' 6" (4.13m x 2.30m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM ONE

15' 6" x 11' 3" (4.74m x 3.43m)(max including reduced head room), with UPVC double glazed window to the front elevation and radiator.

BATHROOM

With a four piece suite comprising of panelled bath, pedestal wash hand basin, WC and shower cubicle and roof light to the rear elevation.

OUTSIDE

A shared passageway provides access to the right hand side of the property and leads to the rear garden.





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

SMS & 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 roughly checked.

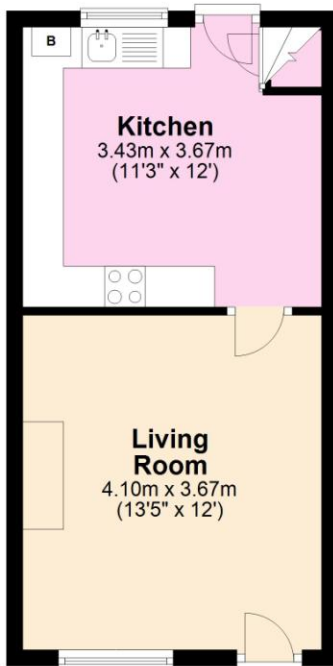
GENERAL

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:

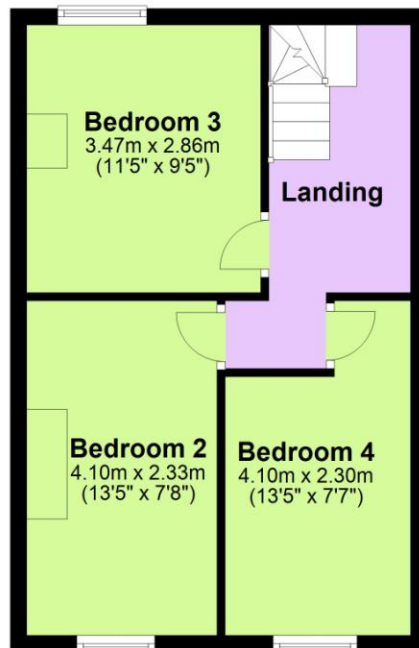
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 herein as not verified.

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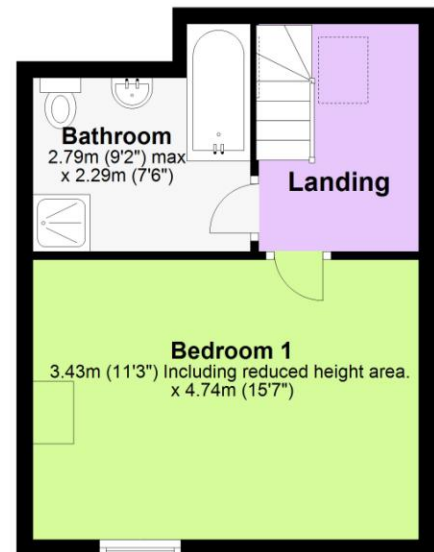
Ground Floor



First Floor



Second Floor



For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

