



## 2 Albert Terrace

Lincoln, LN5 8DG

**£110,000**

**NO ONWARD CHAIN** - A mid-terraced house situated to the South of the City and within close proximity of the High Street and Lincoln City Centre. The property is in need of some modernisation and has internal accommodation which briefly comprises of Front Reception Room, Second Reception Room, Kitchen, Downstairs Bathroom, First Floor Landing leading to two Bedrooms and a Second Floor Landing leading to a further Loft Room/Bedroom. Outside there is a Rear Yard. The property further benefits from gas central heating. The vendor has advised that they feel the property offers potential for a House of Multiple Occupancy (subject to obtaining the necessary licenses/permissions).





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A (Lincoln City Council).

**TENURE** - Freehold.

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

**NOTE**

The vendor has advised that the loft was converted approx. 20-25 years ago by the previous owner and there is no documentation available.

**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

### FRONT RECEPTION ROOM

approx. 12' 1" x 11' 2" (3.68m x 3.4m), with UPVC main entrance door, double radiator, UPVC window to the front elevation and coving to ceiling.

### SECOND RECEPTION ROOM

15' 8" x 12' 1" (4.78m x 3.68m), with UPVC window to the rear elevation, double radiator and coving to ceiling.

### KITCHEN

15' 6" x 6' 1" (4.72m x 1.85m), with fitted base, wall cupboards and drawers with work surfaces over, sink unit and drainer, double radiator, fitted oven and hob, plumbing for a washing machine, gas central heating boiler and UPVC window to the side elevation.

### REAR ENTRANCE

With UPVC rear entrance door.

### BATHROOM

With suite to comprise of bath, WC and wash hand basin, radiator, part-tiled surround and UPVC window to the side elevation.

### FIRST FLOOR LANDING

### BEDROOM

approx. 12' 1" x 11' 3" (3.68m x 3.43m), with UPVC window to the front elevation, double radiator and coving to ceiling.

### BEDROOM

12' 0" x 9' 7" (3.66m x 2.92m), with UPVC window to the rear elevation and double radiator.

### SECOND FLOOR LANDING

### LOFT ROOM/BEDROOM

16' 7" x 9' 3" (5.05m x 2.82m), with Velux window and double radiator.

### OUTSIDE

There is a secure gated Rear Yard.



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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.

Coverings 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.

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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 roughly checked.

#### GENERAL

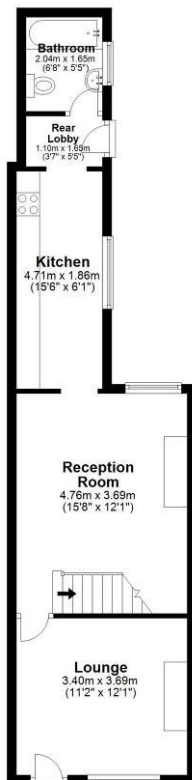
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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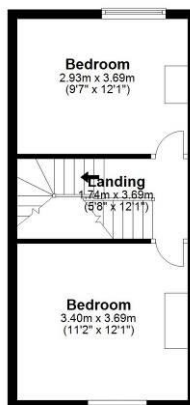
#### Ground Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



#### First Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



#### Second Floor

Approx. 15.3 sq. metres (164.2 sq. feet)



Total area: approx. 90.6 sq. metres (975.7 sq. feet)

For illustration purposes only.  
Plan produced using PlanItUp.

2 Albert Terrace, Lincoln

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

