

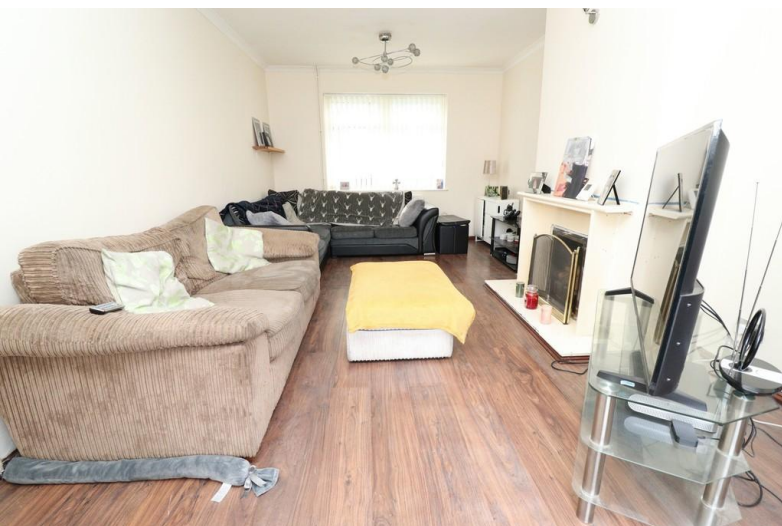


## 37 Chatterton Avenue

Lincoln, LN1 3SZ

**£160,000**

A spacious three bedroom mid terraced house to the North of the Cathedral City of Lincoln. The property has well-presented accommodation comprising of Hall, through Lounge, Kitchen Diner, Rear Lobby, Cloakroom/WC and a First Floor Landing leading to three Bedrooms and a Family Bathroom. The property has front and rear gardens and off-street parking to the rear. Viewing is highly recommended.





**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 renowned Bishop Grosseteste University.





## ACCOMMODATION

### HALL

With staircase to First Floor, understairs storage cupboard, laminate flooring and radiator.

### LOUNGE

19' 10" x 10' 11" (6.07m x 3.33m), with double glazed windows to the front and rear aspects, feature fireplace and two radiators.

### KITCHEN/DINER

19' 10 (max)" x 12' 8 (max)" (6.05m x 3.86m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for a washing machine, fridge freezer and cooker, tiled flooring, tiled splashbacks, radiator and double glazed windows to the front and rear aspects.

### REAR LOBBY

With tiled flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, tiled flooring and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

With two storage cupboards.



### BEDROOM 1

14' 1" x 9' 11" (4.31m x 3.03m), with double glazed window to the front aspect, laminate flooring and radiator.

### BEDROOM 2

10' 11" x 9' 8" (3.34m x 2.96m), with double glazed window to the rear aspect, double wardrobe, laminate flooring and radiator.

### BEDROOM 3

10' 0 (max)" x 9' 9 (max)" (3.05m x 2.97m), with double glazed window to the front aspect, laminate flooring and radiator.



### BATHROOM

Fitted with a three-piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled walls, laminate flooring, radiator and two double glazed windows to the rear aspect.

### OUTSIDE

To the front of the property there is an enclosed garden laid mainly to lawn. To the rear there is a large enclosed lean-to with power and a landscaped rear garden with mature shrubs, a shed and gated off-street parking.





**WEBSITE**

Our detailed website show 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)

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**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.

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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**

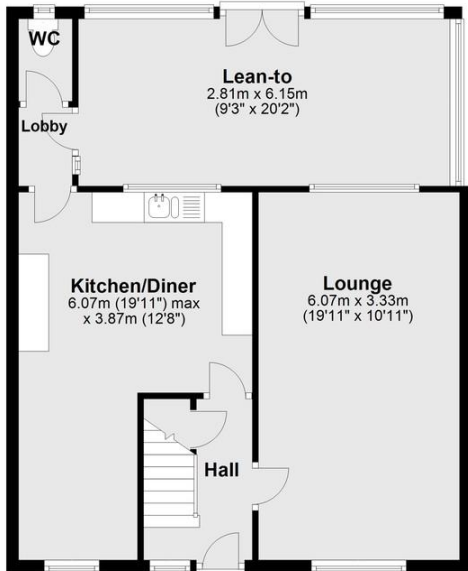
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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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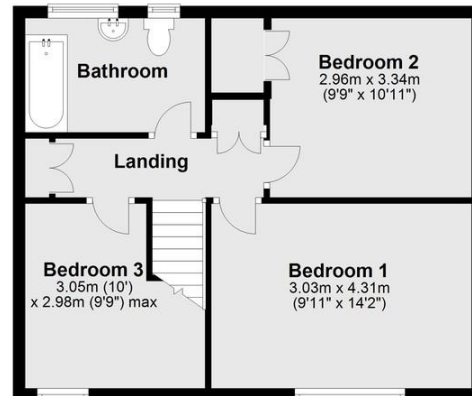
**Ground Floor**

Approx. 65.0 sq. metres (700.1 sq. feet)



**First Floor**

Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 106.2 sq. metres (1143.4 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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.

