



4 Whitehall Terrace

Lincoln, LN1 1PQ

£199,950

An excellent opportunity to purchase a three storey four bedroom mid terraced house, which offers well-apportioned living accommodation. The property is a short walk from Lincoln University and the City Centre. The accommodation briefly comprises of Hallway, Living Room, Dining Room, Kitchen, Utility Room, Separate WC, First Floor Landing leading to three Bedrooms and Bathroom and a Second Floor Attic Bedroom. The property is currently let on an assured shorthold tenancy agreement, now on a rolling contract basis. Vacant possession can be made available subject to negotiation.

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SERVICES

All mains services available. Gas central heating.

EPC RATING – E

COUNCIL TAX BAND – B (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.

RECEPTION HALL With UPVC double glazed entrance door, stairs to First Floor Landing and radiator.

LIVING ROOM 10' 10" x 10' 10" (3.32m x 3.32m)(plus bay window) With UPVC double glazed window to the front elevation and radiator.

DINING ROOM 14' 2" x 11' 10" (4.33m x 3.61m), with radiator and UPVC double glazed window to the rear elevation.

KITCHEN 19' 1" x 8' 2" (5.84m x 2.50m) , with a range of fitted units comprising of base cupboards and drawers with work surfaces over, inset stainless steel sink with mixer tap, matching eye-level units, electric oven and hob with extractor hood over and two UPVC double glazed windows and door to the side elevation.

UTILITY ROOM 5' 5" x 4' 3" (1.67m x 1.32m), with radiator, UPVC double glazed window to the rear elevation, plumbing for a washing, work surface and eye-level units.

CLOAKROOM With UPVC double glazed window to the side elevation, wash hand basin and WC.

FIRST FLOOR LANDING Giving access to three Bedrooms and Bathroom.

BEDROOM 1 14' 4" x 10' 10" (4.37m x 3.31m), with radiator and UPVC double glazed window to the front elevation.

BEDROOM 2 11' 10" x 7' 11" (3.62m x 2.42m), with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3 10' 1" x 8' 3" (3.08m x 2.54m), with radiator and UPVC double glazed window to the rear elevation.

BATHROOM Fitted with a three piece suite comprising of panelled bath, wash hand basin and WC, radiator and UPVC double glazed window to the side elevation.

SECOND FLOOR ATTIC BEDROOM 13' 7" x 12' 8" (4.15m x 3.87m)(max L-shaped), with roof light to the rear elevation and radiator.

OUTSIDE Outside there is a small garden to the front of the property and an enclosed garden to the rear.

AGENTS NOTE The property is currently let on an assured shorthold tenancy agreement at £830 per calendar month to an overseas student and their family. The initial tenancy term has now expired and the property is occupied on a rolling contract basis. The vendor has advised that vacant possession could be provided subject to negotiation.

The property has previously been let on a multi-room basis and the vendor has advised that they are prepared to provide a statutory declaration to confirm the previous tenancy occupation of the property on a multi-room basis.

Further details can be provided upon request. Prospective purchasers are advised to satisfy themselves in this respect as to whether the property will suit their requirements as a property in multiple occupation.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO
Sills & Battersby, Progress Law LLP Burton and Co, Bridge, McIsland, 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 the m.

CWH and J Walter will be able to provide information and services they offer relating to Suaveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Service who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Service 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
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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 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 are for themselves and the vendors (lessors) for whom they act as Agents give notice that:

- 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 whatsoever in relation to this notice.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly any items stated herein as not verified.

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