



19 Berkeley Avenue

Lincoln, LN6 8BL

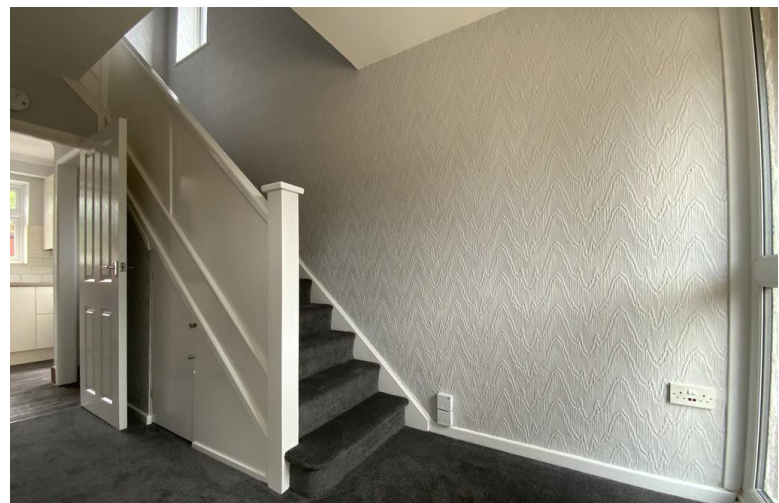


Book a Viewing!

£229,950

A well-presented three bedroom semi-detached property positioned in this popular location in North Hykeham. The property has been recently improved and updated by the current owners and offers internal accommodation to comprise of Covered Entrance, Inner Hallway, Lounge, modern fitted Kitchen, Dining Room and stairs rising to the First Floor giving access to three Bedrooms and Family Bathroom. Outside there is gravelled off-street parking to the front, newly-built fencing, a driveway to the side and gated access to the rear where there is an outbuilding, extensive lawned garden, paved seating area and two further sheds and outbuildings. The property further benefits from No Onward Chain and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

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.



ACCOMMODATION

INNER HALLWAY

With UPVC windows and door to the front aspect, stairs to First Floor Landing, doors leading to the Lounge and Kitchen and radiator.

LOUNGE

13' 10" x 11' 9" (4.24m x 3.60m), with UPVC windows to the front aspect, radiator and electric fireplace.

KITCHEN

8' 7" x 8' 11" (2.62m x 2.72m), with UPVC window overlooking the rear garden, UPVC door to the side aspect, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integral electric oven and hob with extraction above, space for a washing machine, wall-mounted gas central heating boiler and part-tiled walls.

DINING AREA

8' 7" x 8' 8" (2.62m x 2.65m), with UPVC window to the rear aspect, radiator, vinyl floor covering and space for a dining table.

FIRST FLOOR LANDING

With UPVC window to the side aspect, access to roof void and doors to three Bedrooms and Bathroom.



BEDROOM 1

11' 5" x 10' 10" (3.48m x 3.32m), with UPVC window to the rear aspect, radiator and fitted cupboard.

BEDROOM 2

11' 3" x 10' 10" (3.43m x 3.32m), with UPVC window to the front aspect and radiator.

BEDROOM 3

7' 6" x 6' 10" (2.31m x 2.10m), with UPVC window to the front aspect and radiator.

BATHROOM

5' 7" x 6' 8" (1.72m x 2.05m), with UPVC window to the rear aspect, vinyl floor covering, suite to comprise of bath with shower over, WC and wash hand basin, tiled walls and towel radiator.



OUTSIDE

To the front of the property there is a newly fitted fence, decorative gravel beds and a driveway to the side. To the side of the property there is gated access to the rear where there is a paved seating area, lawned garden, shed, outbuilding and flowerbeds.





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

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, Bird & 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, J Walter and Calum Lyman 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.

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

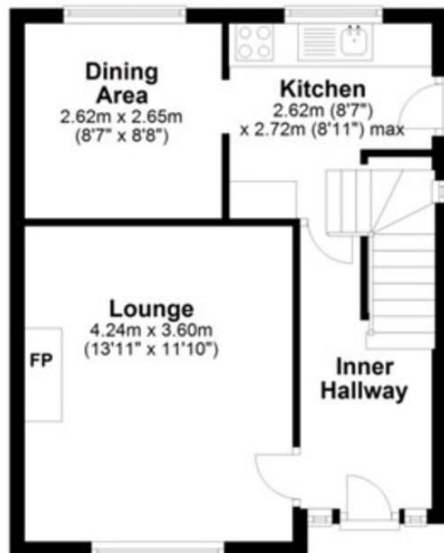
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 a not verified.

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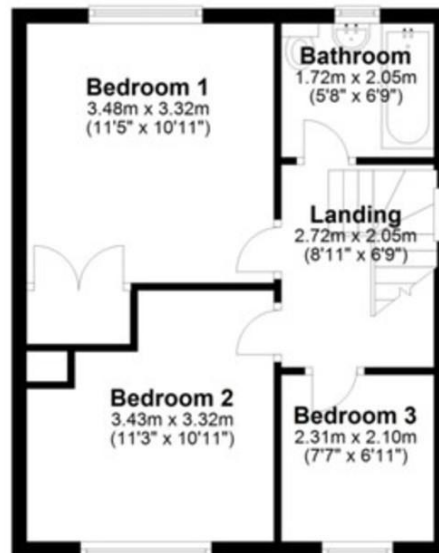
Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 79.2 sq. metres (852.7 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 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.

