



60 Ruskin Avenue

Lincoln, LN2 4BT



Book a Viewing!

£280,000

A detached house situated just off Wragby Road, in this popular Uphill location and with easy access to Lincoln City Centre, as well as the Carlton Centre and a range of local shops and facilities along Wragby Road, whilst also having access to the A46 Lincoln Bypass. Internally the property offers accommodation to briefly comprise of Entrance Hall, Front Reception Room, fitted Dining Kitchen, Utility Room, Rear Entrance Lobby, Downstairs Cloakroom and a First Floor Landing leading to three Bedrooms, En-Suite to the principle Bedroom and Family Bathroom. Outside the property is situated in a corner position with gardens to both the front and side with the added benefit of off-road parking to the rear. The property further benefits from gas central heating.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C (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.

NOTE We have been advised by the vendor that the property is currently let to four persons on a Joint Assured Shorthold Tenancy Agreement, for a fixed term until 30th July 2024, generating an approximate monthly income of £2,372.51 per calendar month.

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



ACCOMMODATION

ENTRANCE HALL

With UPVC main entrance door and side windows, radiator, stairs to First Floor and understairs cupboard.

KITCHEN/DINER

16' 8" x 12' 1" (5.08m x 3.68m), with fitted wall, base units and drawers with work surfaces over, central island, sink and drainer, plumbing for washing machine, Ideal gas central heating boiler, radiator, inset spotlights, UPVC bay window to the front elevation and two UPVC windows to the side elevation.

UTILITY ROOM

6' 5" x 3' 11" (1.96m x 1.19m), with window to the side elevation.

LOUNGE

16' 9" x 12' 10" (5.11m x 3.91m), with UPVC bay window to the front elevation, radiator and feature fireplace.

REAR ENTRANCE

With UPVC rear entrance door.

CLOAKROOM/WC

With WC, wash hand basin, towel radiator and window to the side elevation.

FIRST FLOOR LANDING

With UPVC window to the side elevation and radiator.

BEDROOM

16' 9" x 12' 11" (5.11m x 3.94m), with three UPVC windows to the front elevation and radiator.

EN-SUITE

With suite to comprise fitted shower cubicle, WC and wash hand basin, extractor fan, inset spotlights and towel radiator.

BEDROOM

10' 8" x 10' 0" (3.25m x 3.05m), with UPVC window to the side elevation.

BEDROOM

12' 3" x 6' 5" (3.73m x 1.96m), with UPVC window to the rear elevation and radiator.

BATHROOM

With two UPVC windows to the side aspect and suite to comprise of bath with shower over, WC and wash hand basin.

OUTSIDE

The property is situated in a corner position with gardens to both the front and side and further benefits from off-street parking to the rear and an outbuilding.



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.

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 you yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

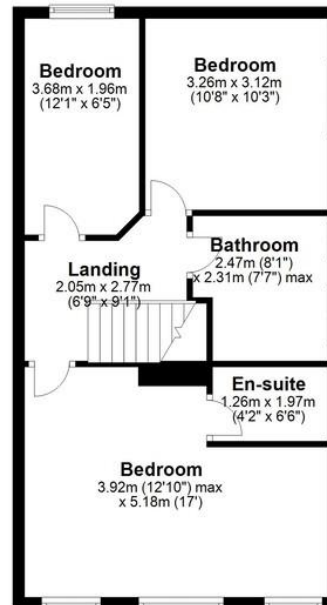
Ground Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

60 Ruskin Avenue, 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 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.

