



## 38 Avondale Street

Lincoln, LN2 5BL



Book a Viewing!

**£145,000**

Situated to the East of Lincoln City Centre, within close proximity to Lincoln Arboretum and Lincoln County Hospital. A spacious three bedroom terraced house, in need of some modernisation, with living accommodation comprising of Hall, Lounge with bay window, Kitchen/Dining Room and a First Floor Landing leading to three Bedrooms, Bathroom and Separate WC. There is a small front garden and an enclosed rear garden with brick outbuildings. Whilst the property would benefit from a programme of improvements, it could make a perfect family home. Viewing highly recommended. NO CHAIN



Avondale Street, Lincoln, LN2 5BL



**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 the first floor, understairs storage cupboard, laminate flooring and radiator.

### LOUNGE

11' 11" x 11' 1" (3.64m x 3.40m) With double glazed bay window to the front aspect, decorative fireplace and radiator.

### KITCHEN/DINER

11' 8" x 17' 6" (3.57m x 5.35m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker, washing machine and fridge freezer, tiled splashbacks, two radiators, understairs cupboard, two double glazed windows and door to the rear garden.

### FIRST FLOOR LANDING

With airing cupboard housing the Valiant gas fired central heating boiler and radiator.

### BEDROOM 1

15' 1" x 11' 9" (4.60m x 3.60m) With double glazed window to the front aspect, double wardrobe and radiator.

### BEDROOM 2

11' 5 (max)" x 11' 8" (3.48m x 3.58m) With double glazed window to the rear aspect, double wardrobe and radiator.

### BEDROOM 3

9' 11" x 8' 2" (3.03m x 2.50m) With double glazed window to the front aspect, built-in single bed and radiator.

### BATHROOM

With panelled bath with electric shower over, wash hand basin in a vanity unit, tiled splashbacks, double glazed window to the rear aspect and radiator.

### WC

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

### OUTSIDE

To the front of the property there is a small garden behind a low level wall. There is a passageway which runs to the rear garden. To the rear there is an enclosed garden laid mainly to lawn with brick outbuildings.





**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)

**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**

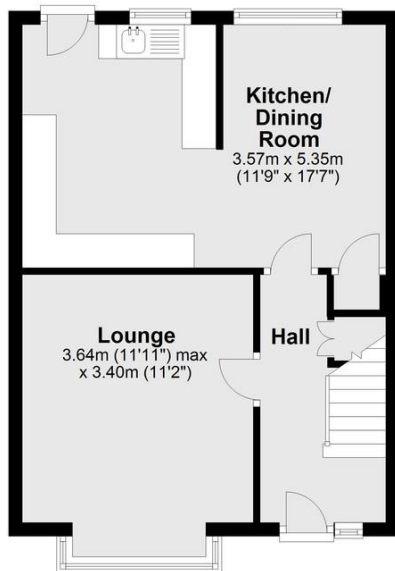
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot 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.

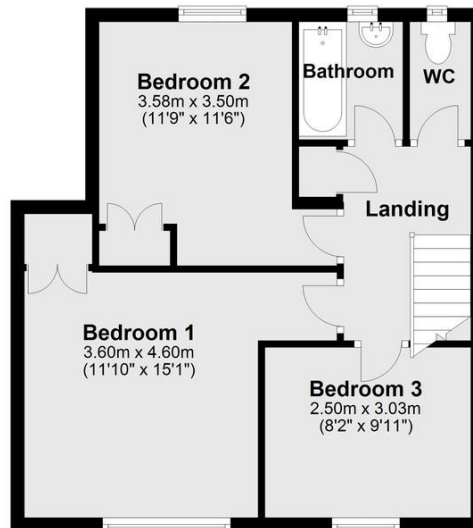
**Ground Floor**

Approx. 39.6 sq. metres (426.3 sq. feet)



**First Floor**

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 84.2 sq. metres (906.6 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.

