

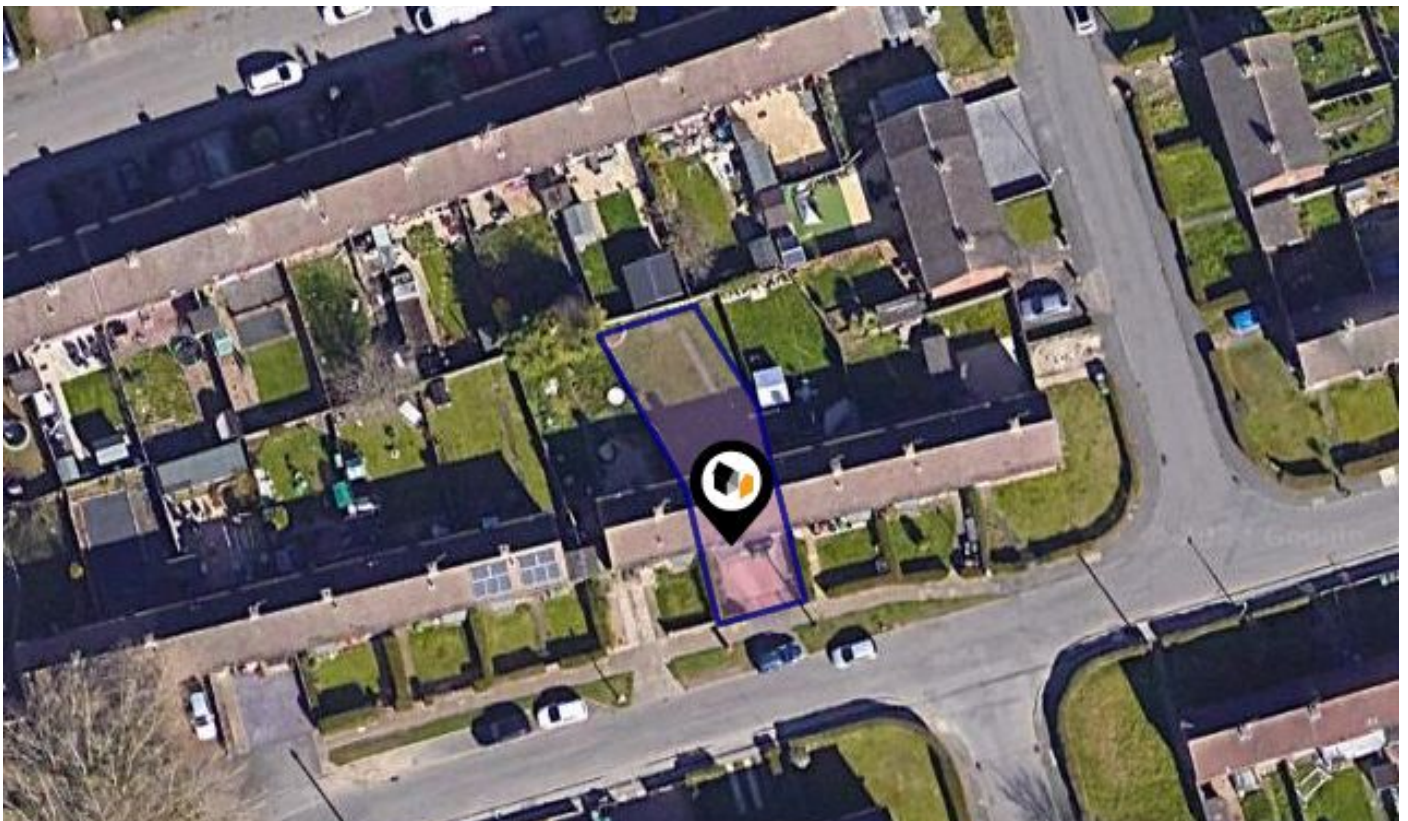


See More Online

MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Tuesday 06th August 2024



56, QUEEN MARY ROAD, LINCOLN, LN1 3NT

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

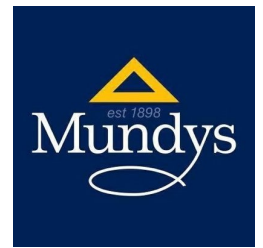
01522 510 044

amy.lee@mundys.net

www.mundys.net



Property Overview



Property

Type:	Terraced	Last Sold Date:	17/02/2003
Bedrooms:	2	Last Sold Price:	£59,500
Plot Area:	0.05 acres	Tenure:	Freehold
Council Tax :	Band A		
Annual Estimate:	£1,461		
Title Number:	LL17967		
UPRN:	235023663		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	46 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



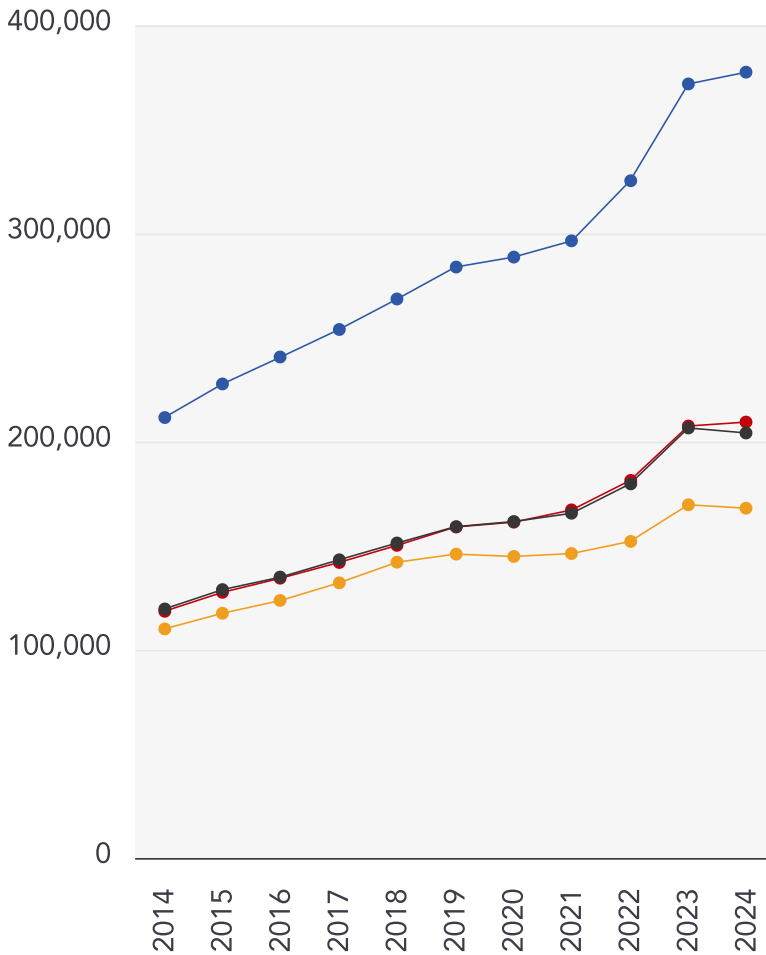
60, Queen Mary Road, Lincoln, LN1 3NT					Terraced House
Last Sold Date:	19/12/2023	18/02/2021	14/02/2014	29/11/2010	
Last Sold Price:	£150,000	£116,000	£91,000	£46,000	
80, Queen Mary Road, Lincoln, LN1 3NT					Semi-detached House
Last Sold Date:	02/08/2022				
Last Sold Price:	£152,000				
49, Queen Mary Road, Lincoln, LN1 3NT					Terraced House
Last Sold Date:	16/02/2018				
Last Sold Price:	£104,000				
58, Queen Mary Road, Lincoln, LN1 3NT					Terraced House
Last Sold Date:	04/08/2017	20/04/2016	08/05/2012		
Last Sold Price:	£110,000	£90,000	£75,000		
63, Queen Mary Road, Lincoln, LN1 3NT					Terraced House
Last Sold Date:	31/10/2016	08/02/2007	19/07/2002	03/01/1997	
Last Sold Price:	£102,000	£91,500	£49,950	£24,995	
82, Queen Mary Road, Lincoln, LN1 3NT					Semi-detached House
Last Sold Date:	18/07/2016				
Last Sold Price:	£110,000				
56, Queen Mary Road, Lincoln, LN1 3NT					Terraced House
Last Sold Date:	17/02/2003	31/03/1995			
Last Sold Price:	£59,500	£30,500			
65, Queen Mary Road, Lincoln, LN1 3NT					Terraced House
Last Sold Date:	28/05/1999				
Last Sold Price:	£32,500				
72, Queen Mary Road, Lincoln, LN1 3NT					Terraced House
Last Sold Date:	14/05/1999				
Last Sold Price:	£27,000				

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN1



Detached

+78.41%

Semi-Detached

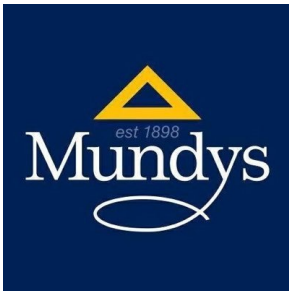
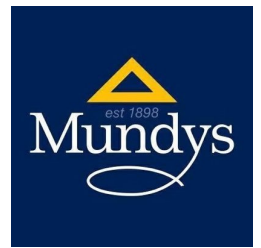
+76.69%

Terraced

+70.66%

Flat

+52.67%



Mundys

The original firm, Mundy & Co, was founded in 1898. Current consultant and former Senior Partner, Philip Barnatt, and fellow partner Simon Bentley, took over the company in 1996 inheriting a small Management Department and Survey and Commercial Sections.

The new Partnership rebranded as Mundys, retaining all departments but also setting up a specialised Residential Estate Agency. Mundys aim to offer all our clients and customers the highest quality customer service and exceed the industry standards.

We are very proud, and it is a testament to our fantastic staff, that we have achieved numerous awards over recent years.



Sarah Green

NEW BUSINESS

We have a highly experienced team and we believe every single member of staff plays a key role in helping our clients.

07769252974

SARAH.GREEN@MUNDYS.NET



Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving
- MR AND MRS GHEST

Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.
Please pass on my regards and thanks to all.
Again another superb performance from Mundys
MR FAHEY

Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me
to run through his report with me.
MRS HARDWICKE



/Mundysuk



/mundysuk



/mundysuk

Agency Our Performance in This Area



Market Share in LN1

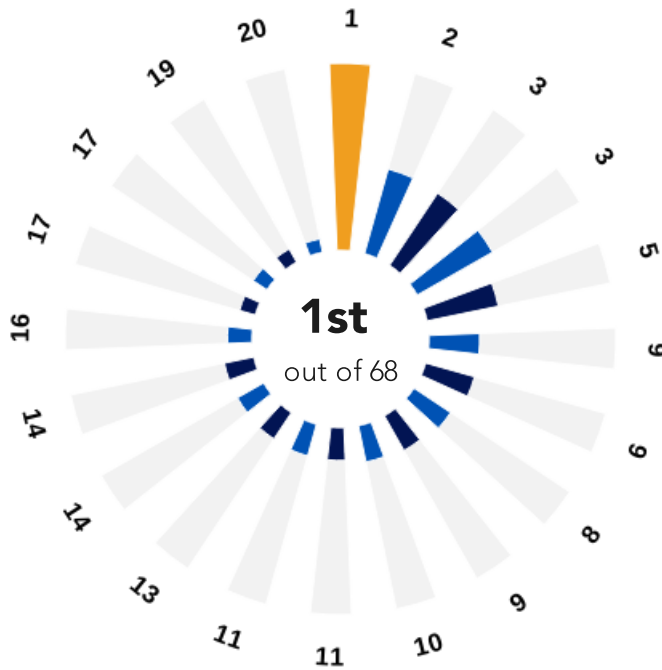
Number of Listings

Based on:

All Beds

All Property Types

Last 30 Days



1.	Mundys	(136)	11=.	Bairstow Eves	(24)
2.	William H Brown	(64)	11=.	Lovelle	(24)
3=.	Pygott And Crone	(63)	13.	Yopa	(23)
3=.	Starkey And Brown	(63)	14=.	Harvey Longsons	(22)
5.	Newton Fallowell	(53)	14=.	Kinetic	(22)
6=.	Brownandcojhwalter	(37)	16.	Robert Bell	(18)
6=.	Exp Uk	(37)	17=.	Fine And Country	(12)
8.	Haart	(32)	17=.	Mount And Minster	(12)
9.	Purplebricks	(29)	19.	Martin & Co	(11)
10.	Your Move	(27)	20=.	Mount And Minst...	(10)

Total Properties (Live)

Our Properties **136**



Market Average 12.58



% of Asking Price Achieved

Our % **93%**

Market % **93%**

New Listings Last 30 Days

Our Listings

7

Market Average

1.77



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Mundys Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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