



**80 Thesiger Street**

Lincoln, LN5 7UY



Book a Viewing!

**£95,000**

A two bedroom mid terraced house positioned in the Sincil Bank area of Lincoln. The property requires full modernisation and offers internal accommodation to comprise of Shared Entrance Passage, Lounge, Dining Room, Kitchen and a First Floor Landing leading to two Bedrooms and Bathroom. Outside there is a rear yard and outbuildings. The property benefits from gas central heating and UPVC double glazing and is being sold with No Onward Chain.



**SERVICES**

All mains services available. Gas central heating. New central heating system fitted last year Viessmann boiler (still under warranty).

**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

**SHARED ENTRANCE** With doors to the front and rear aspects and door to the Inner Hallway.

**INNER HALLWAY** With stairs to the First Floor Landing and doors to the Lounge and Dining Room.

**LOUNGE** 11' 4" x 11' 4" (3.45m x 3.45m), with UPVC window to the front aspect, radiator and electric fire.

**DINING ROOM** 11' 5" x 12' 3" (3.48m x 3.73m), with UPVC window to the rear aspect, understairs storage cupboards, radiator, fitted cupboards and door to the Kitchen.

**KITCHEN** 6' 4" x 10' 5" (1.93m x 3.18m), with UPVC window and door to the side aspect, fitted with a range of limited base units with work surfaces over, stainless steel sink and drainer, spaces for a cooker, fridge and washing machine, wall-mounted cupboards, radiator and part-tiled walls.

**FIRST FLOOR LANDING** 8' 4" x 5' 6" (2.54m x 1.68m), giving access to two Bedrooms and the Bathroom.

**BEDROOM ONE** 11' 4" x 11' 3" (3.45m x 3.43m), with UPVC window to the front aspect, radiator and overstairs storage cupboard.

**BEDROOM TWO** 7' 10" x 9' 6" (2.39m x 2.9m), with UPVC window to the rear aspect and radiator.

**BATHROOM** 6' 11" x 12' 3" (2.11m x 3.73m), with UPVC window to the rear aspect, suite to comprise of bath, WC and wash hand basin, radiator, part-tiled walls and airing cupboard housing hot water tank.

**OUTSIDE** To the front of the property there is on-street parking. To the rear there is a yard with two outbuildings.

### 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](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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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 Callum 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

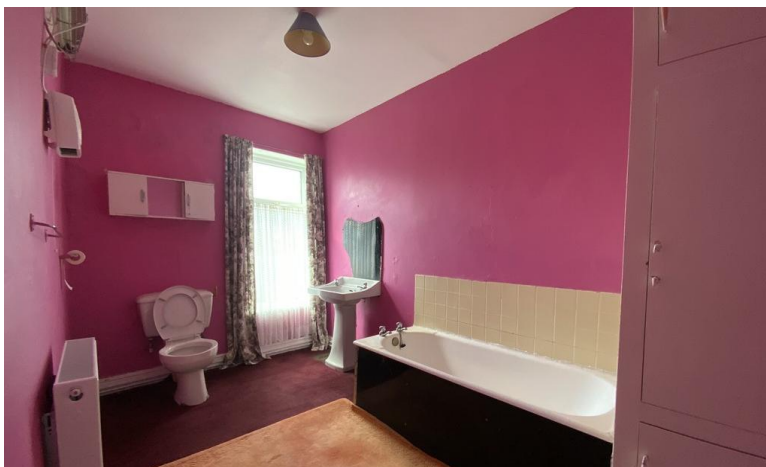
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

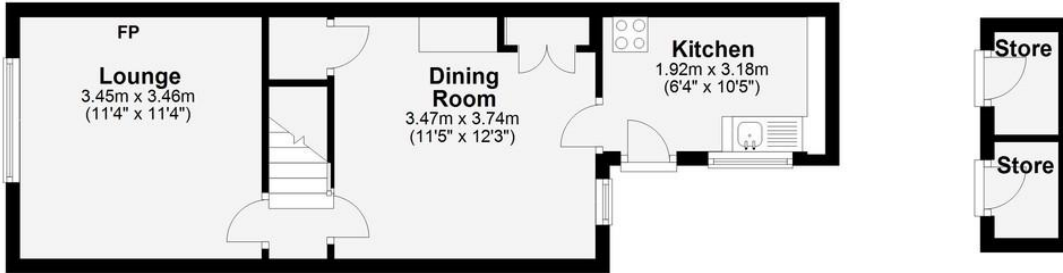
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 as not verified.

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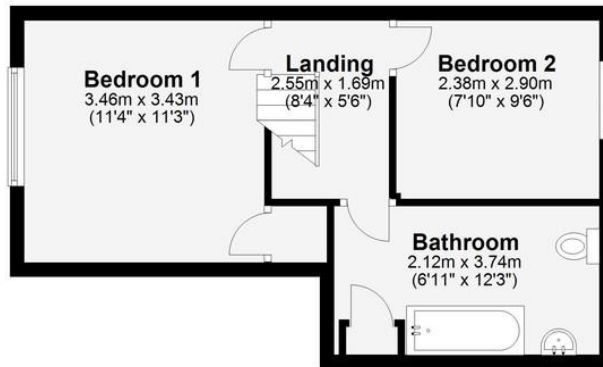
### Ground Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



### First Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



Total area: approx. 70.2 sq. metres (756.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
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.

