



**48 Mill Road**  
Lincoln, LN1 3JH



Book a Viewing!

**£200,000**

An end terraced house situated on Mill Road within this prime Uphill location. The internal accommodation briefly comprises of Lounge, Inner Hallway, Dining Room, Kitchen, Downstairs Bathroom, a First Floor Landing leading to two double Bedrooms and further stairs leading to the Second Floor Bedroom. Outside there is a rear garden and patio area. The property further benefits from gas central heating and viewing is highly recommended. The property is being sold with No Onward Chain.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**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

### LOUNGE

13' 1" x 12' 9" (3.99m x 3.89m), with main entrance door, UPVC window to the front elevation with fitted shutter blinds, double radiator, coving to ceiling and gas fire with a feature surround.

### INNER HALLWAY

With cupboard housing the gas central heating boiler and further fitted storage cupboard.

### DINING ROOM

13' 2" x 11' 2" (4.01m x 3.4m), with stairs to the first floor, breakfast bar, UPVC window to the side elevation and radiator.



### KITCHEN

12' 6" x 6' 2" (3.81m x 1.88m), fitted with a range of base units and large pan drawers, integrated appliance incorporating microwave, oven, gas hob, extractor hood, dishwasher and fridge freezer, sink unit and drainer, plumbing for washing machine, radiator, coving to ceiling and UPVC rear entrance door and side window.

### BATHROOM

11' 11" x 5' 1" (3.63m x 1.55m), with suite to comprise of WC, bath, fitted shower cubicle and wash hand basin, radiator, coving to ceiling and UPVC window to the rear elevation.

### FIRST FLOOR LANDING

With stairs to the second floor bedroom and doors to two double bedrooms.



### BEDROOM

13' 3" x 12' 10" (4.04m x 3.91m), with UPVC window to the front elevation with fitted shutter blinds and radiator.

### BEDROOM

13' 3" x 11' 9" (4.04m x 3.58m), with UPVC window to the rear elevation, coving to ceiling, radiator and built-in storage area.

### SECOND FLOOR

#### BEDROOM

13' 0" x 11' 4" (3.96m x 3.45m), with UPVC window to the side elevation and skylight.

### OUTSIDE

There is shared access leading to the rear garden with a lawned area and patio seating areas.



#### 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 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 them 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 them 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.

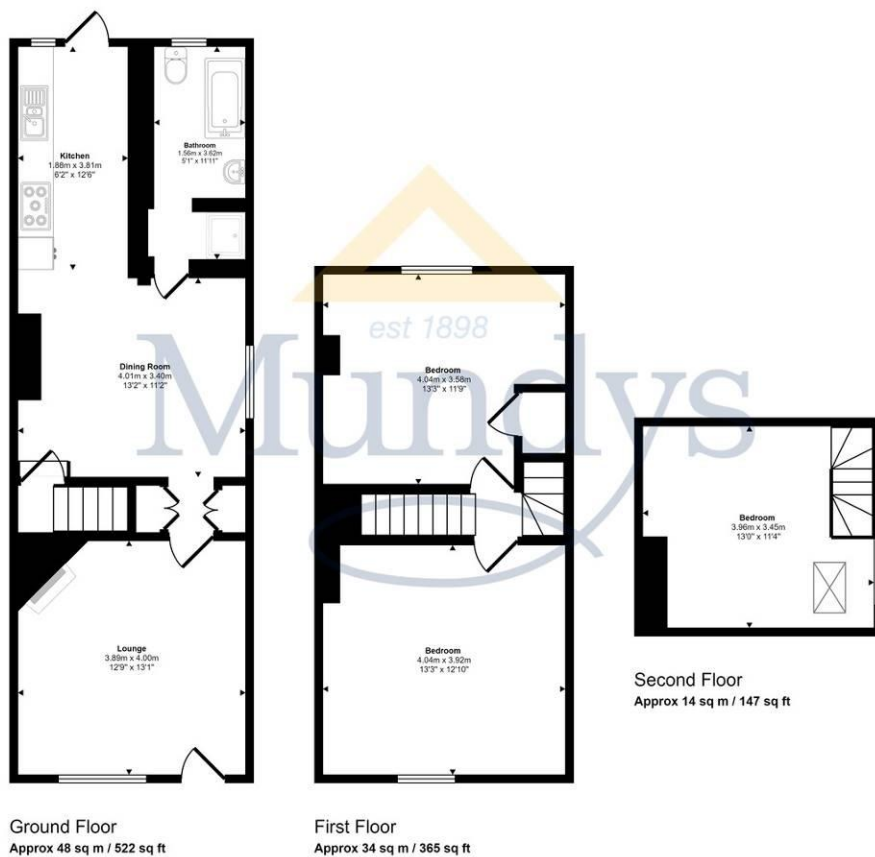
#### GENERAL

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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Approx Gross Internal Area  
96 sq m / 1033 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street  
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22 Queen Street  
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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.

