



76 Roman Wharf

Lincoln, LN1 1SR

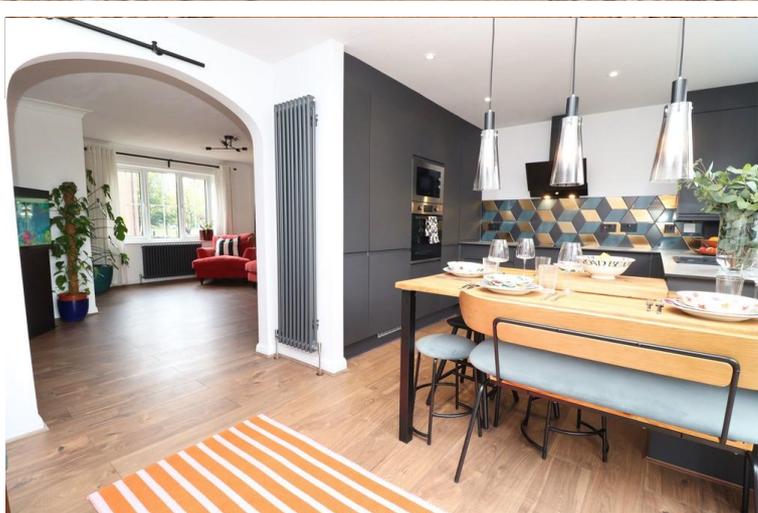


Book a Viewing!

£325,000

A fantastic three bedroom semi-detached house within close proximity to Lincoln City Centre, with fully refurbished accommodation to an extremely high standard. The high quality accommodation comprises of Hall, Cloakroom/WC, Lounge, newly fitted Kitchen Diner, First Floor Landing, three Bedrooms and newly fitted Family Bathroom. Outside there are landscaped front and rear gardens, a driveway, carport and a single garage. Viewing is highly recommended to appreciate the standard of refurbishment and the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C.

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.





HALL

With staircase to the first floor, wood effect flooring and stylish tall radiator.

CLOAKROOM/WC

With close coupled WC and pedestal wash hand basin, wood effect flooring, towel radiator and double glazed window to the front aspect.

LOUNGE

14' 11" x 14' 1" (4.56m x 4.31m) With double glazed window to the front aspect, wood effect flooring and radiator.

KITCHEN/DINER

17' 2" x 10' 2" (5.24m x 3.12m) Newly fitted with a modern range of wall and base units with work surfaces over, integrated fridge freezer, dishwasher, microwave, electric oven and electric hob with extractor fan, 1 ½ bowl sink with side drainer and mixer tap over, larder style storage cupboards, breakfast bar, downlighters, spotlights, tiled splashbacks, wood effect flooring, understairs storage cupboard, double glazed window to the rear aspect and double glazed French doors to the garden.

FIRST FLOOR LANDING

With loft access point and airing cupboard.

BEDROOM 1

15' 0" x 10' 6" (4.58m x 3.21m) With double glazed French doors leading to the Juliette balcony and radiator.

BEDROOM 2

10' 6" x 10' 4" (3.21m x 3.17m) With double window to the rear aspect and radiator.

BEDROOM 3

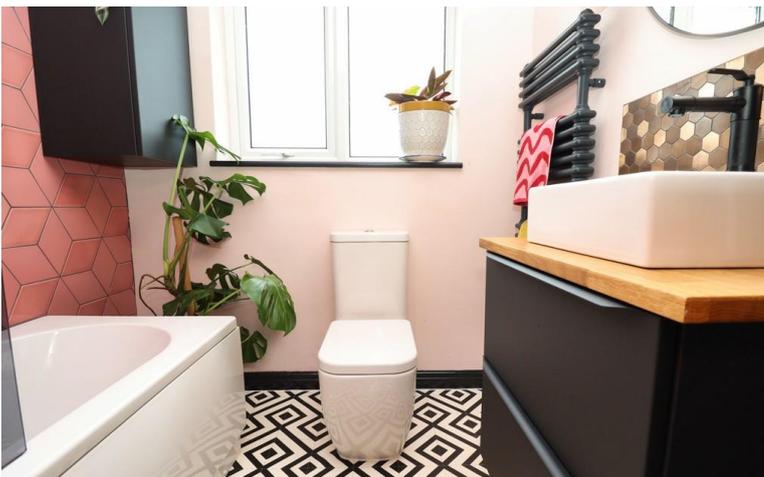
9' 5" x 6' 5" (2.88m x 1.97m) With double glazed window to the front aspect, overstairs storage cupboard and radiator.

BATHROOM

Refitted with a stylish three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin on a vanity style unit with storage beneath, tiled splashbacks, spotlights and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden with flowerbeds. To the side there is a covered carport giving access to the rear of the property where there is further driveway giving access to the Garage. The garage has up and over door to the front aspect, personal door to the side aspect, light, power and plumbing for a washing machine. To the rear of the property there is a raised block paved seating area with steps leading down to a gravelled garden with mature shrubs.





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

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 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

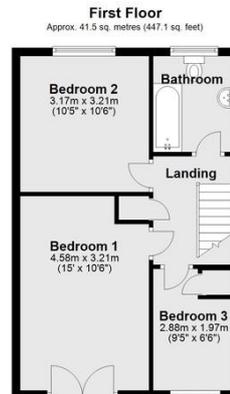
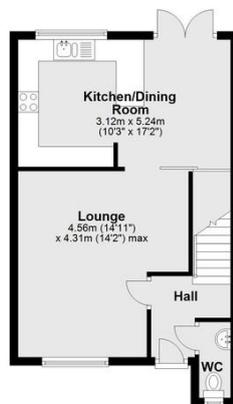
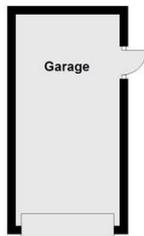
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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

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Ground Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



Total area: approx. 96.8 sq. metres (1041.6 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.

