



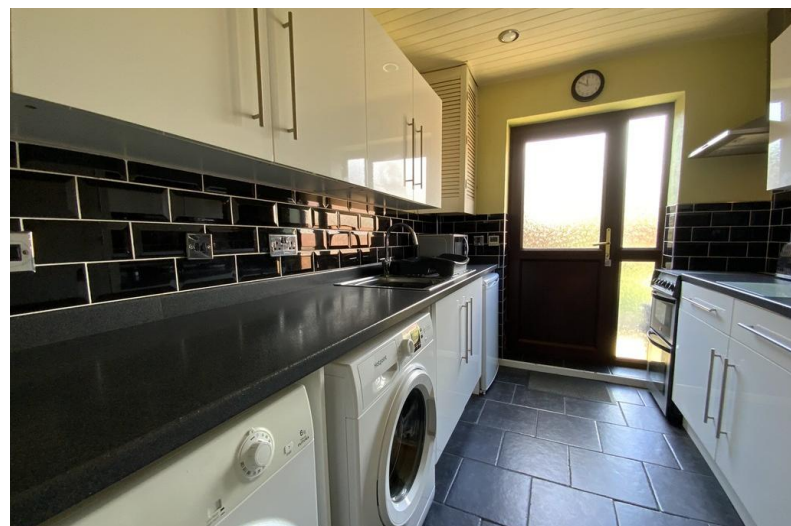
4 David Avenue
Lincoln, LN1 3NU



Book a Viewing!

£145,000

A two bedroomed well-presented semi-detached property located in this popular Uphill Area, just off Queen Elizabeth Road. The property has internal accommodation to comprise of Entrance Porch, Inner Hallway, Kitchen, Lounge Diner and a First Floor Landing leading to two Bedrooms and a Bathroom. Outside there is off road parking to the front and front and rear gardens. Viewing is highly recommended.



4 David Avenue, Lincoln, LN1 3NU



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

PORCH

3' 6" x 5' 11" (1.09m x 1.81m), with UPVC window and door to the front aspect and door to the inner hallway.

INNER HALLWAY

With stairs to the first floor landing, UPVC window to the side aspect and radiator.

LOUNGE

19' 11" x 10' 11" (6.08m x 3.33m), with UPVC window to the front aspect, radiator, wall lights, gas fire with wooden surround and UPVC sliding doors to the rear aspect.



KITCHEN

12' 1" x 7' 5" (3.70m x 2.28m), with UPVC door and window to the rear aspect, tiled flooring, fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, spaces for a fridge, washing machine, tumble dryer and cooker, wall mounted cupboards with complementary splashbacks, underfloor heating and radiator.

FIRST FLOOR LANDING

With UPVC window to the side aspect, access to the roof void and doors to two bedrooms and bathroom.



BEDROOM 1

8' 11" x 14' 2" (2.74m x 4.33m), with UPVC window to the front aspect, radiator and over stairs storage cupboard with shelving.

BEDROOM 2

10' 7" x 9' 4" (3.24m x 2.87m), with UPVC window to the rear aspect and radiator.

BATHROOM

5' 8" x 7' 9" (1.73m x 2.38m), with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, tiled walls and radiator.



OUTSIDE

To the front of the property there is off road parking and a lawned garden. To the side there is gated access to the rear. To the rear of the property there is a paved seating area, lawned garden, flowerbeds and outbuilding.

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

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 them we will receive a referral fee of up to £125.

Coverings 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 roughly checked.

GENERAL

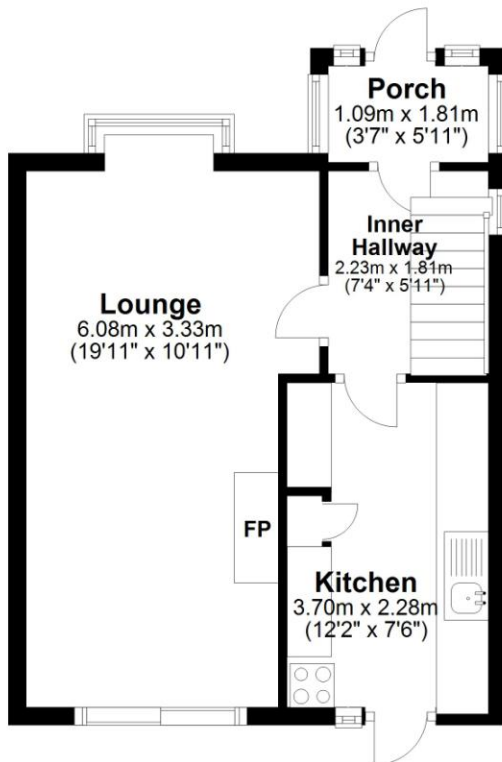
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 as not verified.

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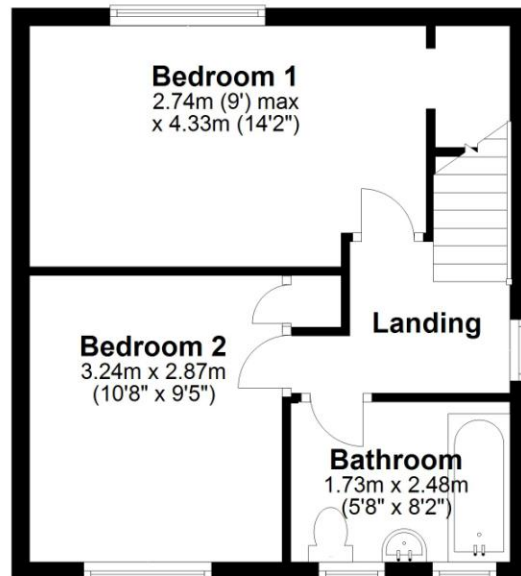
Ground Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 66.7 sq. metres (717.8 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.

