



## 7 Reedbush Avenue

Lincoln, LN2 4ZF



Book a Viewing!

**£250,000**

A modern three bedroom semi-detached house in the convenient Uphill Area of Lincoln with spacious accommodation comprising of Porch, Lounge, Hall, Cloakroom/WC, Kitchen Diner and a First Floor Landing leading to three Bedrooms, master with En-suite Shower Room and Family Bathroom. Outside there is a driveway providing off street parking and a single garage and to the rear there is an enclosed lawned garden. Viewing of this property is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING — B**

#### **COUNCIL TAX BAND — C.**

**LOCAL AUTHORITY** - West Lindsey District 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

With laminate flooring and radiator.

### LOUNGE

15' 6" x 10' 4" (4.74m x 3.15m) With double glazed window to the front aspect, laminate flooring and radiator.

### HALL

With staircase to the first floor.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, laminate flooring and radiator.



### KITCHEN/DINER

18' 10" x 7' 11" (5.76m x 2.42m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, electric oven with gas hob and extractor fan over, spaces for washing machine and dishwasher, understairs storage cupboard, laminate flooring, radiator, double glazed French doors and window to the rear aspect.

### FIRST FLOOR LANDING

With double glazed window to the side aspect, airing cupboard and loft access point.

### BEDROOM 1

18' 9" x 8' 9" (5.73m x 2.68m) With two double glazed windows to the front aspect and radiator.



### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, towel radiator, tiled splashbacks and double glazed window to the side aspect.

### BEDROOM 2

11' 4" x 8' 8" (3.47m x 2.65m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

10' 0" x 7' 2" (3.07m x 2.19m) With double glazed window to the rear aspect and radiator.

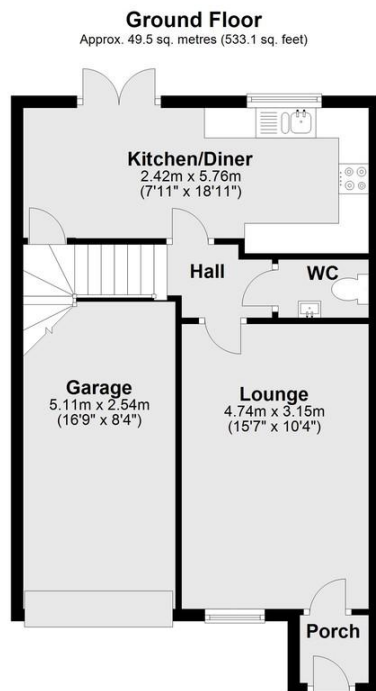


### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower attachment, close coupled WC and pedestal wash hand basin, towel radiator, tiled splashbacks and laminate flooring.

### OUTSIDE

To the front of the property there is a driveway providing off street parking and giving access to the single garage. To the rear of the property there is an enclosed rear garden, laid mainly to lawn with patio seating area.



**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)

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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.

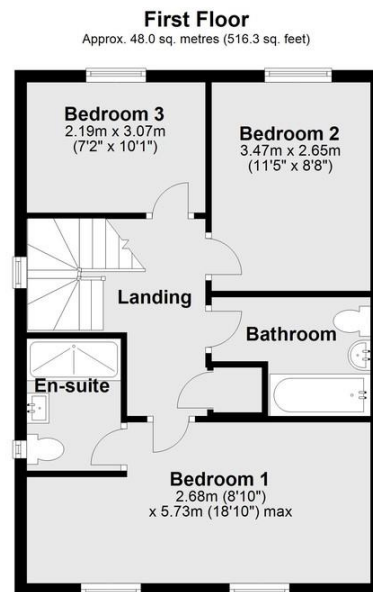
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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

- 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.
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Total area: approx. 97.5 sq. metres (1049.4 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 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.

