



10 Castle Street

Lincoln, LN1 3HU



Book a Viewing!

£140,000

A one bedroomed semi-detached house located within the ever popular Uphill Area of Lincoln, just off Burton Road and within a short walk to a range of local shops and facilities, the Bailgate and the historic Quarter with the Castle and Cathedral. The property is also within walking distance for most into Lincoln City Centre and the train station. The accommodation comprises of Open Plan Living/Kitchen with stairs rising to the First Floor Landing which gives access to the double Bedroom and Bathroom. Outside there is a garden to the rear with a garden shed and a shared driveway leading to an off road parking space. The property is ideal suited for a first time buyer or buy to let investors. The property is being sold with No Onward Chain.



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

OPEN PLAN LIVING & KITCHEN

17' 5" x 11' 8" (5.31m x 3.56m) With two UPVC double glazed windows and external doors and stairs to the first floor. The kitchen area has vinyl flooring, fitted wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integrated oven, four ring gas hob with extractor fan over and plumbing and space for washing machine. The living area has a radiator and under stairs storage cupboard.

FIRST FLOOR LANDING

With UPVC double glazed window and radiator.



BEDROOM

12' 4" x 8' 7" (3.76m x 2.62m) With UPVC double glazed window, built-in wardrobes and radiator.

BATHROOM

5' 10" x 5' 7" (1.78m x 1.7m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with mains shower over and heated towel rail.

OUTSIDE

To the rear of the property there is a low maintenance garden with a shed. There is a shared driveway which leads to an off road parking space.



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 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:

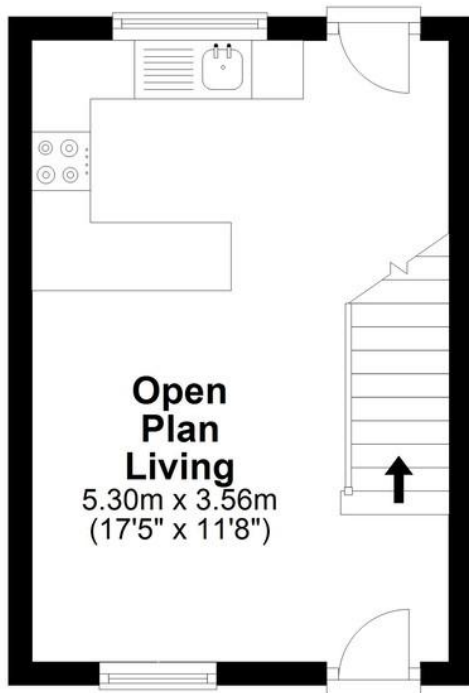
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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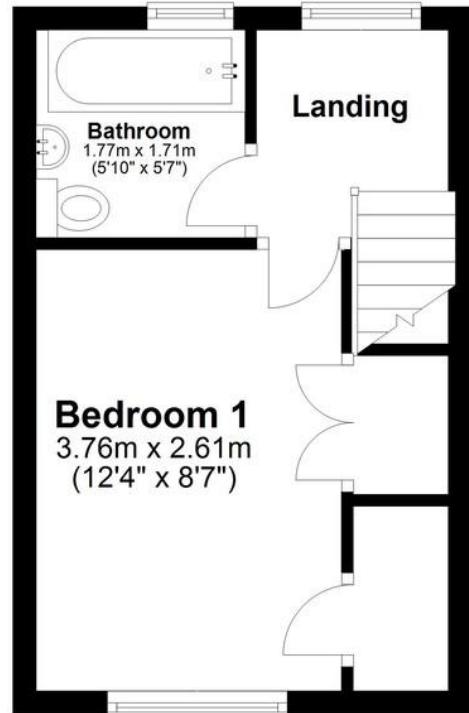
Ground Floor

Approx. 18.9 sq. metres (203.1 sq. feet)



First Floor

Approx. 19.7 sq. metres (211.9 sq. feet)



Total area: approx. 38.6 sq. metres (415.0 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.

