



30 Avondale Street

Lincoln, LN2 5BL



Book a Viewing!

Asking price £180,000

A spacious bay fronted mid terraced house situated to the east of Lincoln and within close proximity to Lincoln City Centre. The internal accommodation briefly comprises of Private Entrance Passage, Entrance Hall, Lounge, Dining Room, fitted Kitchen, Utility Area, Shower Room, First Floor Landing leading to two Bedrooms and a Family Bathroom and a Second Floor Landing leading to a further Bedroom. Outside there is a rear yard. The property benefits from gas central heating. The property is currently let on a periodic tenancy agreement for at £950pcm.



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.





ENTRANCE PASSAGE

ENTRANCE HALL

With main entrance door, stairs to the first floor, radiator and under stairs storage cupboard.

LOUNGE

11' 11" x 11' 9" (3.63m x 3.58m) With UPVC bay window to the front elevation, single radiator and fireplace.

DINING ROOM

12' 10" x 11' 10" (3.91m x 3.61m) With UPVC window to the rear elevation and single radiator.



KITCHEN

10' 8" x 6' 6" (3.25m x 1.98m) Fitted with a range of wall and base cupboards, fitted oven and hob, sink unit and drainer, solid wood worktops, extractor hood and UPVC window to the side elevation.

UTILITY AREA

6' 8" x 6' 5" (2.03m x 1.96m) With UPVC side entrance door, UPVC window, radiator and fitted base cupboard.

SHOWER ROOM

6' 4" x 5' 5" (1.93m x 1.65m) With UPVC window to the rear elevation and suite to comprise of fitted shower cubicle, WC and wash hand basin.

FIRST FLOOR LANDING

With stairs to the second floor and built-in storage cupboard.

BEDROOM

15' 3" x 11' 11" (4.65m x 3.63m) With two UPVC windows to the front elevation and radiator.

BEDROOM

12' 10" x 7' 5" (3.91m x 2.26m) With UPVC window to the rear elevation and radiator.

BATHROOM

12' 9" x 7' 4" (3.89m x 2.24m) With UPVC window to the rear elevation, suite to comprise of bath, WC, fitted shower cubicle and wash hand basin, double radiator and cupboard housing the gas central heating boiler.

SECOND FLOOR LANDING

BEDROOM

17' 8" x 15' 3" (5.38m x 4.65m) With UPVC window to the rear elevation and radiator.

OUTSIDE

There is a private entrance passage leading to the rear yard.

WEBSITE

Our detailed website show 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

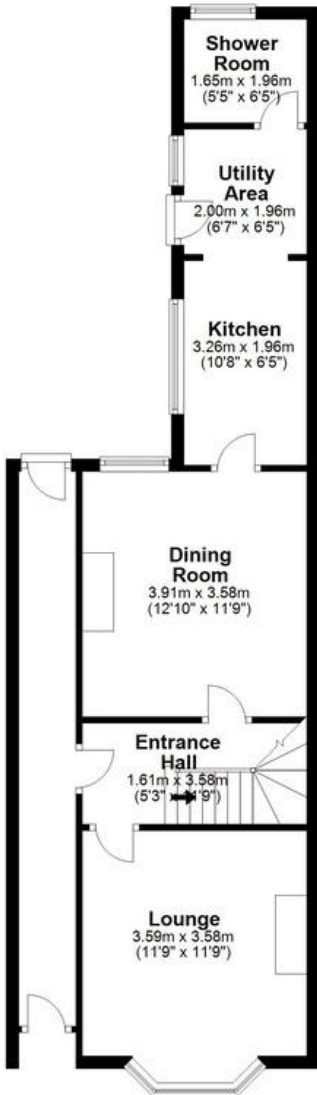
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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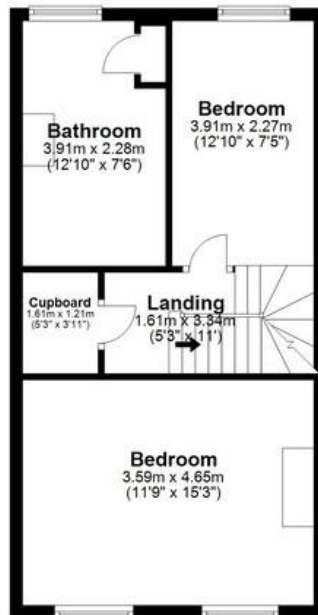
Ground Floor

Approx. 57.2 sq. metres (615.6 sq. feet)



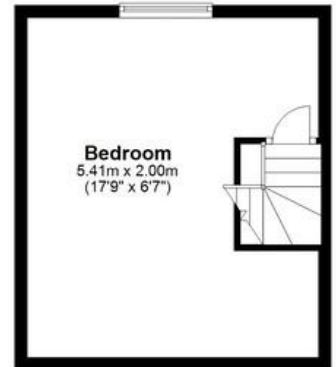
First Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



Second Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



Total area: approx. 125.6 sq. metres (1352.2 sq. feet)

For Guidance 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.

