



6 Allison Street

Lincoln, LN1 1PX



Book a Viewing!

£160,000

Situated in the ever popular and convenient West End of Lincoln, a traditional 3 bedroom terraced house with accommodation comprising of open plan Lounge/Dining Room, Kitchen, Utility Area, newly fitted Bathroom and First Floor Landing leading to three Bedrooms. The property has begun a comprehensive programme of renovations including a new boiler and Bathroom, whilst further works are required to complete the works, giving a purchaser the opportunity to add their own stamp to the property. Outside is an enclosed rear Garden. NO CHAIN.



SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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.



LOUNGE/DINING ROOM

27' 8" (8.443.76m) With double glazed windows to the front and rear aspects, two radiators and laminate flooring.

KITCHEN

10' 11" x 6' 4" (3.33m x 1.95m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with side drainer, space for fridge freezer, tiled splashbacks, double glazed window to the side aspect and door to the garden.

UTILITY

With wall mounted gas fired central heating boiler.



BATHROOM

Having a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, towel radiator, tiled walls and flooring and double glazed window to the side aspect.

FIRST FLOOR LANDING

BEDROOM 1

11' 10" x 12' 4" (3.63m x 3.76m) With double glazed window to the rear aspect, storage cupboard and radiator.

BEDROOM 2

11' 11" x 7' 7" (3.64m x 2.33m) With double glazed window to the front aspect and radiator.

BEDROOM 3

8' 10" x 8' 3" (2.71m x 2.54m) With double glazed window to the front aspect and radiator.

OUTSIDE

To the rear of the property there is an enclosed garden with shed.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local areas 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 - HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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 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.

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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

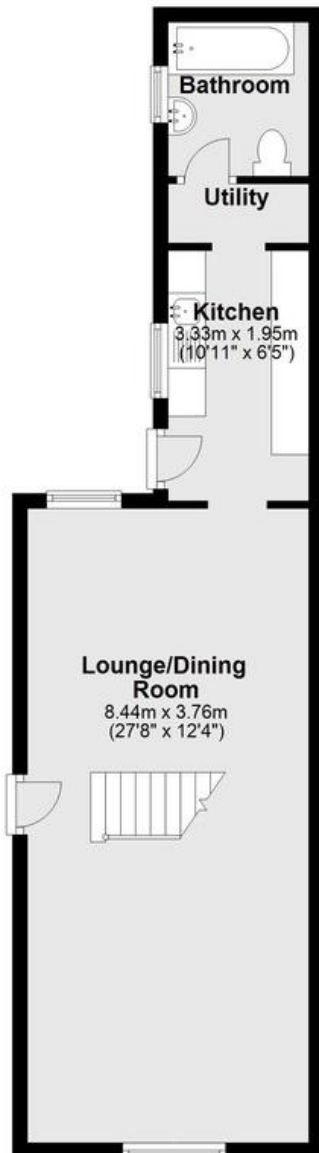
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are as accurate as possible for the benefit of the vendors (Lessors) for whom they act as Agents given the ethical nature of the details.

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 whatsoever 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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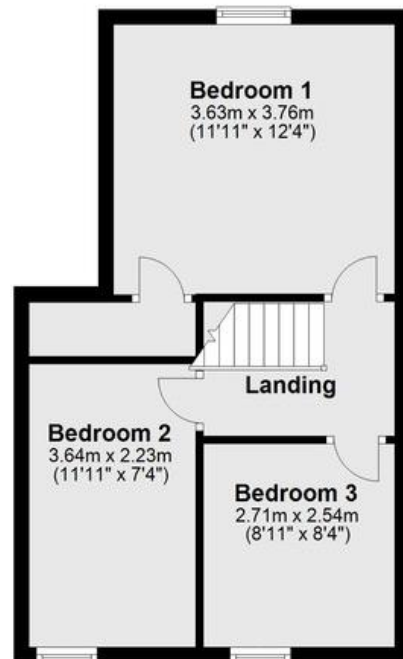
Ground Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



Total area: approx. 80.2 sq. metres (863.1 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.

