



## 9 Albany Terrace

Lincoln, LN5 8QW



Book a Viewing!

# £125,000

A traditional two bedroom mid terraced house located in a tucked away position to the South of the Cathedral City of Lincoln. The property has well-presented accommodation comprising of Lounge, Hall, Dining Room, modern fitted Kitchen, Bathroom and a First Floor Landing leading to two double Bedrooms. To the front of the property there is a gravelled garden and a low maintenance enclosed garden to the rear. Viewing of this property is highly recommended.



#### **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

### LOUNGE

10' 11" x 10' 2" (3.35m x 3.11m) With decorative fireplace, double glazed window to the front aspect and radiator.

### HALL

With staircase to the first floor.

### DINING ROOM

11' 1" x 10' 3" (3.40m x 3.14m) With double glazed window to the rear aspect, understairs storage cupboard and radiator.



### KITCHEN

11' 3" x 5' 4" (3.45m x 1.64m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, space for washing machine, tiled splashbacks, double glazed window and door to the side aspect.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, chrome towel radiator and double glazed window to the side aspect.



### FIRST FLOOR LANDING

With doors to two bedrooms.

### BEDROOM 1

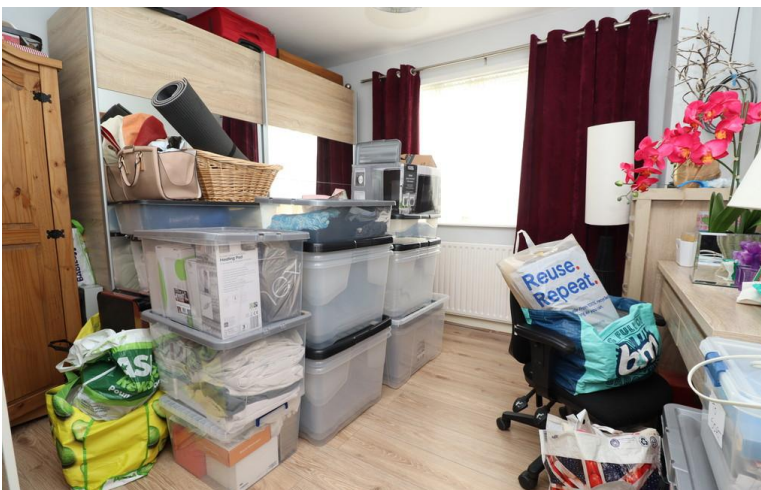
10' 11" x 10' 2" (3.35m x 3.12m) With double glazed window to the front aspect, laminate flooring and radiator.

### BEDROOM 2

10' 11" x 10' 4" (3.35m x 3.16m) With double glazed window to the front aspect, laminate flooring and radiator.

### OUTSIDE

To the front of the property there is a low maintenance gravelled garden. To the rear there is an enclosed garden mainly laid to patio with a shed.





**WEBSITE**  
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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.

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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.

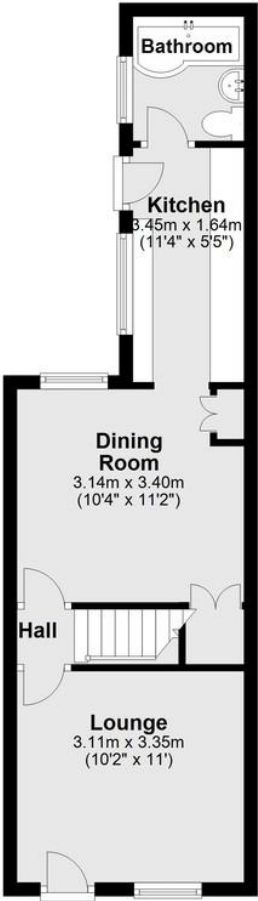
**NOTE**  
1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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

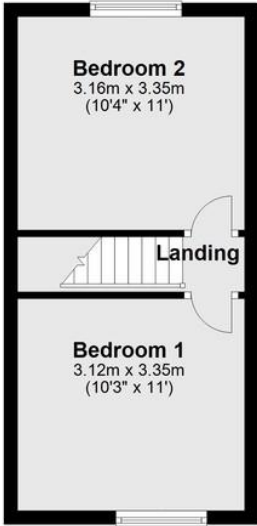
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**Ground Floor**  
Approx. 33.4 sq. metres (359.6 sq. feet)



**First Floor**  
Approx. 24.4 sq. metres (262.9 sq. feet)



Total area: approx. 57.8 sq. metres (622.5 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.

