



9 Hampton Street

Lincoln, LN1 1LG



Book a Viewing!

£235,000

A traditional semi-detached house situated in the popular West End of Lincoln, and being within close proximity to Lincoln City Centre, Lincoln University and the West Common. The property maintains many original features, and offers internal accommodation to briefly comprises of Entrance Porch, Main Entrance Hall, Downstairs WC, Lounge, Dining Room, Kitchen, Utility Cupboard, Pantry and a First Floor Landing leading to three Bedrooms and a Shower Room. Outside there is a driveway providing off road parking, garage/workshop and good sized mature rear garden with a lawned and patio area. There is evidence that the property has suffered some structural movement, and the vendor has been advised that it appears to be primarily historic in nature. Therefore the property may only be suitable for cash purchasers. The property is being sold with No Onward Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – C.

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.

Note: The vendors have commissioned a full structural survey of the property, and any serious interested party can view the survey by prior appointment, and the vendors agreement. Any interested party are advised to carry out their own investigations.





ACCOMMODATION

ENTRANCE PORCH

With UPVC main entrance door and inner door to the entrance hall.

ENTRANCE HALL

With stairs rising to the first floor, double radiator, under stairs storage area and UPVC window to the side elevation.

SEPARATE WC

With WC, tiled walls and UPVC window to the side elevation.

LOUNGE

13' 8" x 13' 7" (4.18m x 4.16m) With UPVC bay window to the front elevation, living flame gas fire and surround, two single radiators, cornice coving to ceiling and picture rail.

DINING ROOM

10' 8" x 8' 4" (3.27m x 2.55m) With UPVC window to the rear elevation, single radiator and fitted storage cupboards.

KITCHEN

10' 8" x 7' 9" (3.26m x 2.38m) With a range of wall and base units, sink unit and drainer, double radiator, UPVC rear entrance door and UPVC window to the rear elevation.

PANTRY CUPBOARD

With UPVC window to the side elevation.

UTILITY CUPBOARD

With plumbing for washing machine and UPVC window to the side elevation.

FIRST FLOOR LANDING

With UPVC window to the side elevation, dado rail and single radiator.

BEDROOM

13' 8" x 12' 7" (4.17m x 3.84m) With UPVC bay window to the front elevation, single radiator, picture rail and fitted wardrobe/cupboard.

BEDROOM

12' 11" x 11' 9" (3.95m x 3.60m) With UPVC window to the rear elevation, single radiator, fitted wardrobe/cupboard and shelving.

BEDROOM

8' 5" x 8' 5" (2.58m x 2.57m) With UPVC window to the front elevation, single radiator and fitted storage cupboard.

SHOWER ROOM

With suite to comprise of fitted shower cubicle, WC and wash hand basin, radiator, tiled walls, airing cupboard housing the hot water cylinder and UPVC window to the rear elevation.





OUTSIDE
To the front of the property there is a driveway providing off road parking and garage/workshop with UPVC double doors. There is a large and mature rear garden with Indian sandstone raised patio area, lawned area and a wide variety of mature shrubs and paved walkway. There are two storage sheds (measuring approx. 3.03m x 2.40m and 4.15m x 2.32m). The larger shed is fitted with extensive shelving, worktops and has an electrical supply. There is also an outside store housing the gas central heating boiler, UPVC window to the side elevation and UPVC door to the side elevation.

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 – HOW WE MAY REFER YOU TO
Sills & Butteridge, 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. Water and Callum 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.

Claverings 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 HomeBuyer 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.

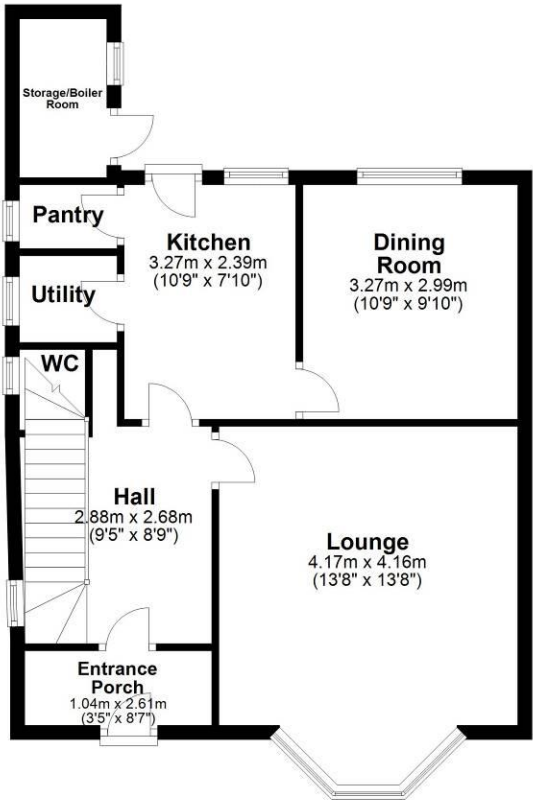
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents give notice that:

1. These 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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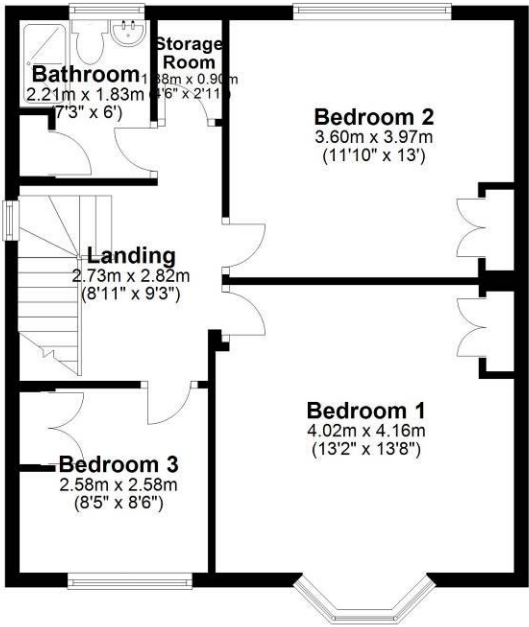
Ground Floor

Approx. 55.3 sq. metres (595.7 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 108.6 sq. metres (1169.1 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.

