



31 Constable Avenue

Lincoln, LN6 7JH



Book a Viewing!

£175,000

A three bedroom semi-detached house located just off Moorland Avenue, to the south of Lincoln City Centre. The property is within a short walk of a range of local shops and facilities along Tritton Road and offers easy access to the City Centre. Internally, the property offers well-proportioned accommodation briefly comprising an Entrance Hallway, Lounge, Kitchen, rear Lobby, Downstairs WC and a First Floor Landing leading to three Bedrooms and a Bathroom. Outside there is a gravelled driveway to the front providing off-road parking for several vehicles and the rear of the property features a generous lawned garden with gated side access.



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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

ENTRANCE HALL

With UPVC double glazed external door and window and stairs leading to the first floor.

LOUNGE

16' 0" x 14' 5" (4.88m x 4.39m) With UPVC double glazed window and radiator.

KITCHEN

14' 9" x 11' 0" (4.5m x 3.35m) Fitted with a range of wall, drawer and base units with work surfaces over, space for a freestanding cooker, plumbing and space for a washing machine, stainless steel sink and drainer, two UPVC double-glazed windows and radiator.

LOBBY

With UPVC double glazed window and access to the rear garden.

WC

Fitted with a low level WC and wash hand basin.

FIRST FLOOR LANDING

With UPVC double glazed window.

BEDROOM 1

13' 0" x 12' 2" (3.96m x 3.71m) With UPVC double glazed window and radiator.

BEDROOM 2

13' 0" x 8' 8" (3.96m x 2.64m) With UPVC double glazed window and radiator.

BEDROOM 3

8' 10" x 8' 7" (2.69m x 2.62m) With UPVC double glazed window and radiator.

BATHROOM

8' 2" x 5' 5" (2.49m x 1.65m) Fitted with a low level WC, wash hand basin, bath, heater and UPVC double glazed window.

OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking and gated access leading to the rear of the property where there is a generous lawned garden.

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 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 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 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

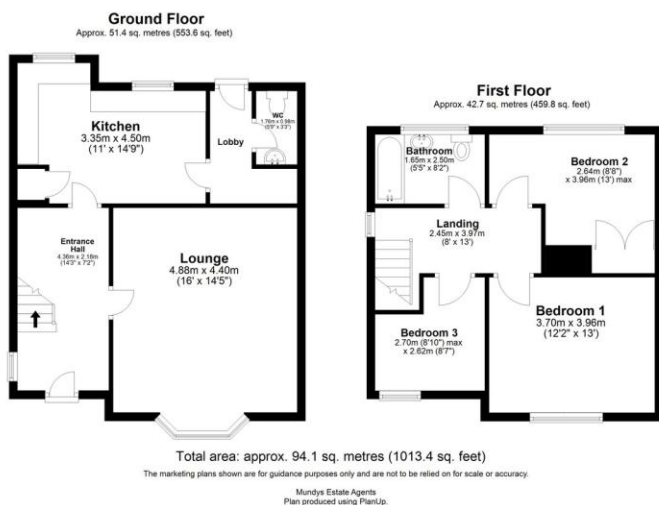
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 the use of 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 here in as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.



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