



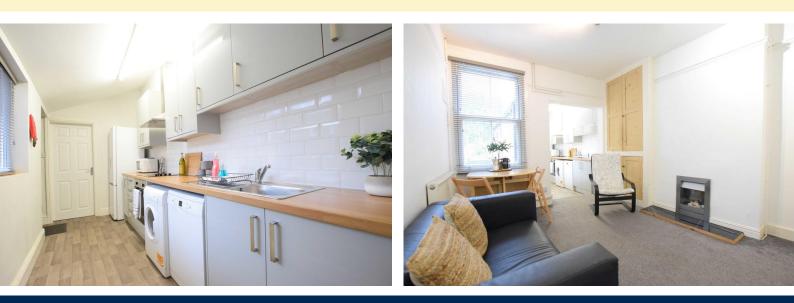
19 Greetwell Gate Lincoln, LN2 4AW



Book a Viewing!

£195,000

This property is located in a prime area of Uphill Lincoln, close to the desirable Bailgate and Cathedral Quarter. This historic area has an array of independent Shops, Restaurants and Cafes and is within walking distance of Lincoln Castle and Lincoln Cathedral. The property also offers excellent access to the City Centre and Train Station. The property features a Hall, a Lounge (currently used as Bedroom 3), a Dining Room, a modern fitted Kitchen, WC and the First Floor leading to two Bedrooms and a Shower Room. The property also has a pleasant rear garden. The property is being sold with No Onward Chain.



19 Greetwell Gate, Lincoln, LN2 4AW

SERVICES

All mains services available. Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - B

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

HALL With stairs raising to First Floor.

LOUNGE / CURRENT BEDROOM 3 10' 11" x 9' 11" (3.33m x 3.02m) With UPVC double glazed window and radiator.

DINING ROOM

13' 0" x 10' 11" (3.96m x 3.33m) With UPVC double glazed window, fitted cupboards and radiator.



KITCHEN

14' 1" x 5' 10" (4.29m x 1.78m) With UPVC double glazed window and external door, vinyl flooring, fitted with a range of wall, base units and drawers with works surfaces over and tiled splashback, integral oven, four ring ceramic hob with extractor fan over and spaces and plumbing for washing machine and dishwasher.

wc

With UPVC double glazed window, vinyl flooring, low level WC and wash hand basin.

FIRST FLOOR LANDING With storage cupboard.

BEDROOM 1 10' 11" x 10' 0" (3.33m x 3.05m) With UPVC double glazed window and radiator.

BEDROOM 2

13' 0" x 7' 3" (3.96m x 2.21m) With UPVC double glazed window and radiator

SHOWER ROOM

9' 5" x 6' 3" (2.87m x 1.91m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, shower cubicle, heated towel rail, panel boarding, extractor fan and a gas fired central heating boiler.

OUTSIDE

To the rear of the property there is a lawned garden.

WESPTE 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 Y OUR HOME - HOW TOGOABOUT IT We are happy to offer FREEad vice on all aspects

II ects of movinghom e, including a Valuation by on e of our QUA LIFIE D/SPEC IALIST VALUERS. Ringor call into ices or visit our websit e for more d etai l

REFERAL FEE IN FOR MATION – W HOW E MAY REFER YOU TO Slik & B atteridge, Ringrose Law LUP, Burton and Co, Bridge McFarland, D al e&, Co, Bird &. Co and Gilson Gray who will be able to provide information to on the Convey anding ser vices they can offer. Should you d ecid eto use these Convey anding Services then we will receive a referral fee of up to £150 p sale and £150 per purchase from them.

CWH, J Waiter and Callum Lyman will be able to provid einformation and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral feeo fup 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 areferral fee of up to £125.

Mundys Fin and al Services who will be able to offer a range of finand als ervice products. Should you decide to instruct. Mundys Fin and al Services wew ill receive a commission from them of £250 and in addition, the individual member of st aff who generated the lead will receive £50.

BUYN G YOUR HOME An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RIC SHom e Buyer Reports, call 01522 556088 and ask fo

GETTING A MORTGAGE We would behappy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase

None of the services or equipm ent haveb een checked or tested.
All m easurem ents are believed to be accur atebut are given as a general guide and should bethoroughlych ecked.

GE NERA L

we 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 however they for themsel wes and the vendors (Lessors) for whom they act as Agents give notice that :

- The details are ageneral outline forguidance only and do not constitute any part of an offer or contract. No person in the employment of Mundysh as any authority to make or giver epresentation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessar y permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particular ly on it ems stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Register ed Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street Lincoln **LN2 1AS** 01522 510044

22 Queen Street **Market Rasen** LN8 3EH 01673 847487

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.

