



163 Monks Road

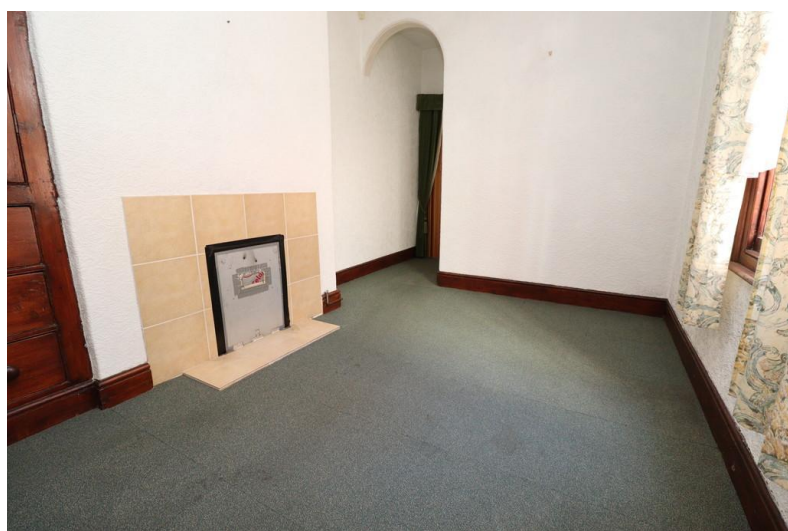
Lincoln, LN2 5JL



Book a Viewing!

£175,000

Situated in a fantastic position to the East of the Cathedral City of Lincoln, with beautiful views overlooking Lincoln Arbor etum to the front A spacious four bedroom traditional terraced house with accommodation across three floors. The property is in need of some modernisation and has accommodation comprising of Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, First Floor Landing leading to two Bedrooms and Shower Room and Second Floor Landing leading to two further Bedrooms and a walk-in wardrobe. Outside there is an enclosed yard with brick outbuilding. Viewing of this house is highly recommended to appreciate the potential on offer. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

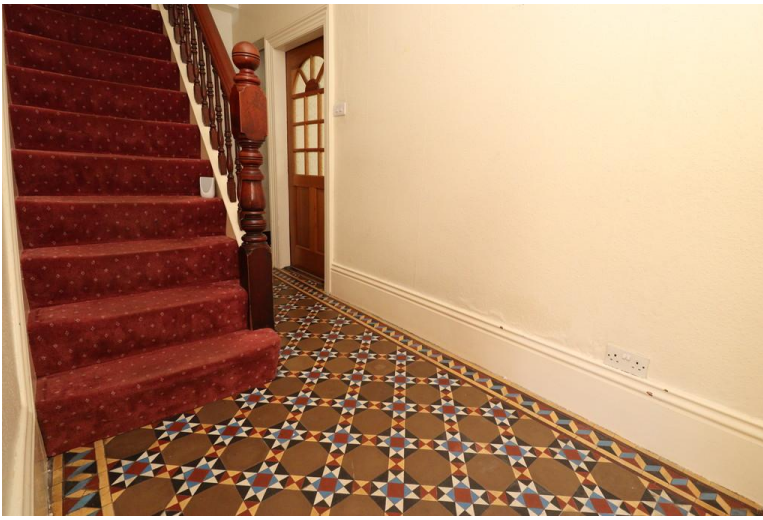
TENURE - Freehold.

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 staircase to the first floor, under stairs storage cupboard, original tiled flooring, radiator and back door.

LOUNGE

12' 11" x 11' 8" (3.94m x 3.56m) With bay window to the front aspect, stone fireplace and radiator.

SITTING ROOM

12' 9" x 12' 4" (3.91m x 3.76m) With sash window to the rear aspect, feature fireplace and radiator.

DINING ROOM

11' 11" x 9' 3" (3.64m x 2.82m) With sash window to the side aspect, decorative fireplace with side cupboard and radiator.

KITCHEN

11' 5" x 9' 1" (3.50m x 2.77m) Fitted with a range of wall and base units with works surfaces over, stainless steel sink with side drainer and hot and cold taps, part tiled walls, space for cooker, radiator, two windows to the side aspect and a door to the garden.

FIRST FLOOR LANDING

With staircase to the second floor and storage cupboard.



BEDROOM 1

12' 11" x 15' 3" (3.94m x 4.67m) With bay window to the front aspect giving views of the Arboretum and radiator.

BEDROOM 2

13' 1" x 9' 0" (4.00m x 2.76m) With double glazed window to the rear aspect, built-in bookcase and radiator.



SHOWER ROOM

13' 1" x 5' 10" (4.00m x 1.78m) Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and pedestal wash hand basin, airing cupboard, tiled splashbacks, radiator and double glazed window to the rear aspect.



SECOND FLOOR LANDING

BEDROOM 3

14' 1 (max)" x 12' 11 (max)" (4.29m x 3.94m) With window to the front aspect.

WALK-IN WARDROBE

With storage shelving



BEDROOM 4
 15' 4" x 8' 7" (4.68m x 2.63m) With double glazed window to the rear aspect.

OUTSIDE
 To the rear of the property there is an enclosed yard with block paved patio seating area, mature shrubs, brick outbuilding and garden 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.

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.

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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.

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 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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