



85e Queen Elizabeth Road

Lincoln, LN1 3QG



Book a Viewing!

£155,000

A modern two-bedroom townhouse located along Queen Elizabeth Road, to the north of the City of Lincoln. The property offers easy access to the city centre and the A46 Bypass and is also within convenient reach of the Bailgate Area and Cathedral Quarter. Internally, the accommodation comprises an Open-Plan Living and Kitchen space with a fitted Kitchen and double doors leading to a rear courtyard, a Downstairs WC and stairs rising to the First Floor Landing which gives access to two Bedrooms and a Bathroom. Additionally, there is a paved courtyard garden to the rear and an allocated parking space. The property is being sold with no onward chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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

OPEN PLAN LIVING & KITCHEN

24' 8" x 11' 7" (7.52m x 3.53m) With composite external door, uPVC double-glazed window and uPVC double-glazed double doors into the rear courtyard.

The kitchen area has tiled flooring and is fitted with a range of wall, base units and drawers with work surfaces over, integrated oven, four-ring gas hob with extractor fan over and stainless steel splashback, plumbing and spaces for a washing machine and tumble dryer, space for a fridge and stairs to the first floor.

The living area has spotlighting, a radiator and access to the downstairs WC.

WC

With tiled flooring, low-level WC, wash hand basin and radiator.

FIRST FLOOR LANDING With access to two bedrooms and the bathroom.

BEDROOM 1

11' 7" x 9' 5" (3.53m x 2.87m) With uPVC double-glazed window and radiator.

BEDROOM 2

8' 1" x 8' 1" (2.46m x 2.46m) With uPVC double-glazed window, built-in wardrobe and radiator.

BATHROOM

6' 5" x 4' 9" (1.96m x 1.45m) With tiled flooring, low-level WC, wash hand basin, bath with mains shower over and tiled surround, spotlighting, radiator and extractor fan.

OUTSIDE

To the rear of the property is a paved courtyard garden and there is an allocated parking space.



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 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 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 for themselves and 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 herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.5 sq. feet)



Total area: approx. 52.9 sq. metres (569.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
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.

