



## 61 Alexandra Terrace

Lincoln, LN1 1JF

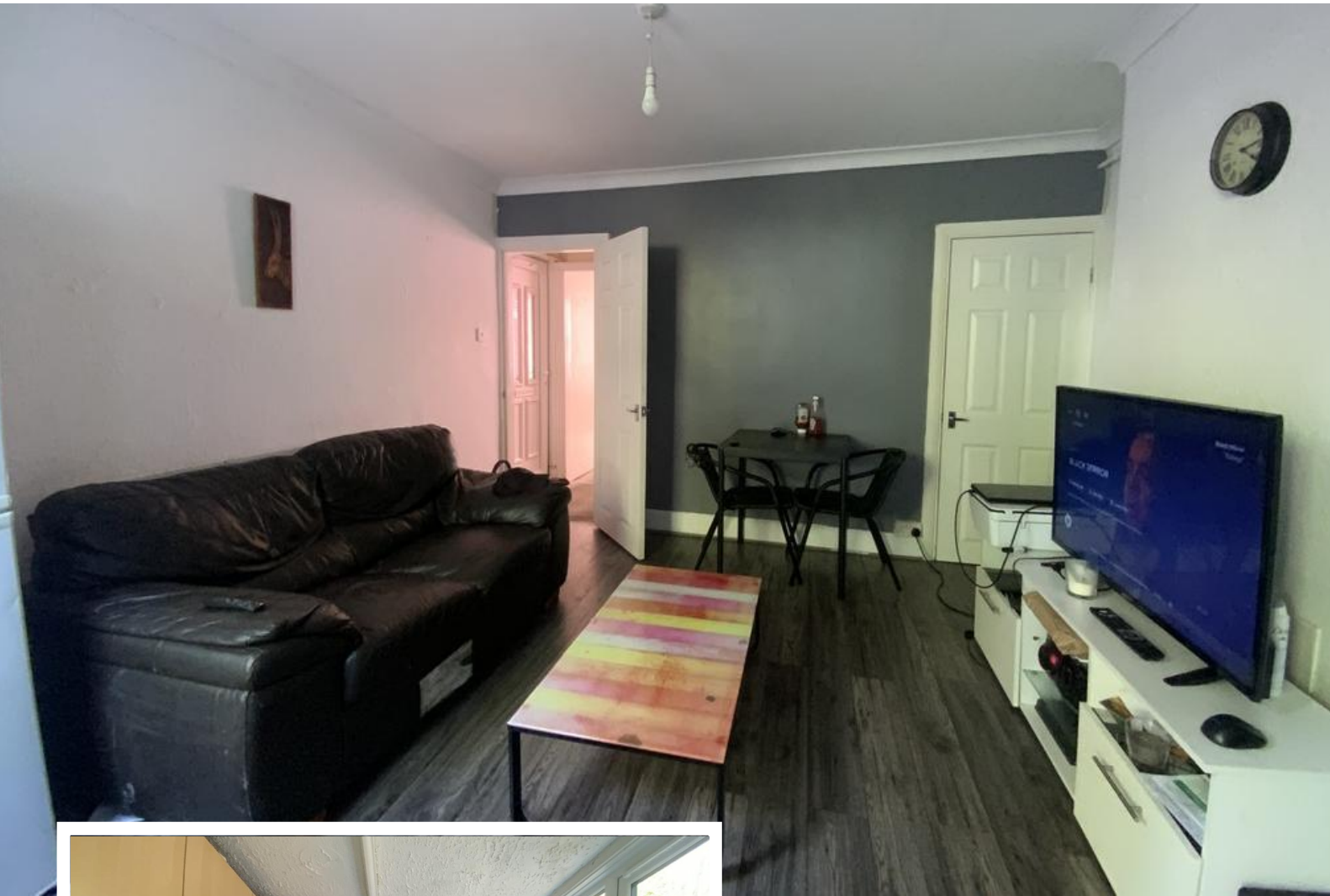


Book a Viewing!

**£160,000**

No Onward Chain - A two bedroomed terraced property positioned in this popular location on Alexandra Terrace. The property has internal accommodation to comprise of Lounge, Dining Room, Kitchen and First Floor Landing leading to two Bedrooms and a Bathroom. Outside there is a terrace garden and a shared passageway. The property benefits from gas central heating and UPVC double glazing. The property has easy access into the City Centre.





#### **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

### INNER HALLWAY

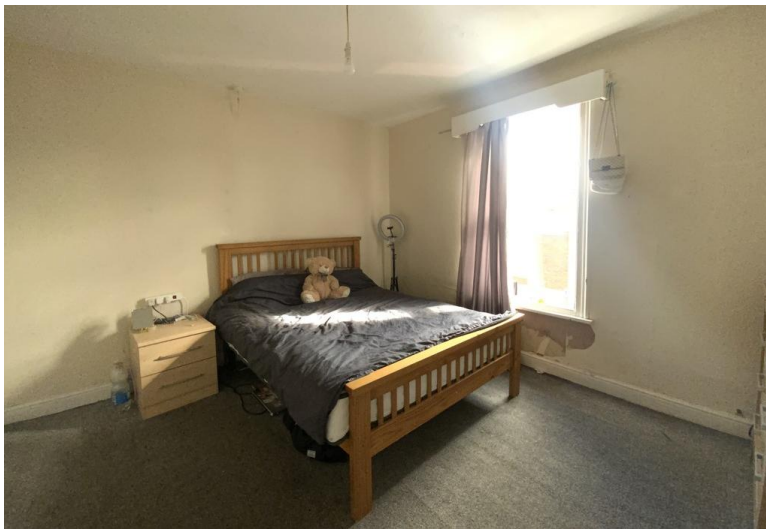
With stairs to the first floor landing and doors to the lounge and dining room.

### LOUNGE

10' 11" x 11' 9" (3.33m x 3.58m) With UPVC window to the front elevation, radiator and a gas fire with stone surround.

### DINING ROOM

10' 11" x 11' 9" (3.33m x 3.58m) With UPVC window to the rear elevation, under stairs storage cupboard, fitted cupboard, wooden laminate flooring, radiator and door to the kitchen.



### KITCHEN

12' 0" x 6' 5" (3.66m x 1.96m) With UPVC door and window to the side elevation, tiled flooring, partly tiled walls, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, spaces for cooker, fridge and washing machine, wall mounted cupboards with complementary tiling below and a wall mounted gas central heating boiler.

### FIRST FLOOR LANDING

With access to the roof void and doors to the bathroom and two bedrooms.



### BEDROOM 1

10' 11" x 11' 11" (3.33m x 3.63m) With UPVC window to the front elevation and radiator.

### BEDROOM 2

10' 9" x 7' 4" (3.28m x 2.24m) With UPVC window to the rear elevation and radiator.

### BATHROOM

8' 5" x 7' 7" (2.57m x 2.31m) With window to the rear elevation, suite to comprise of bath, WC and wash hand basin, airing cupboard and a radiator.

### OUTSIDE

To the front of the property there is a small courtyard garden with a shared passageway to the rear. To the rear there is a yard, outbuilding, steps up to a terrace garden with a range of different levels and mature shrubs and trees.







#### 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](http://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 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 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.

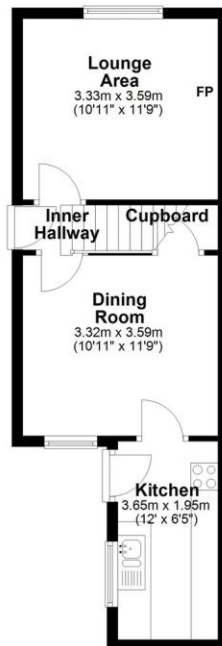
#### GENERAL

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:

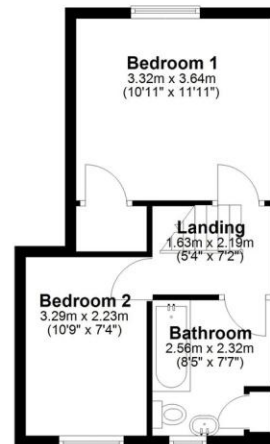
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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



#### First Floor



For Illustration 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 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.

