



8 Goldsmith Walk

Lincoln, LN2 4JW



Book a Viewing!

£167,500

Situated in a convenient and desirable location within Uphill Lincoln, a three bedroom semi-detached house with spacious living accommodation comprising of Hall, Cloakroom/WC, Lounge, Dining Room, Kitchen and a First Floor Landing leading to three Bedrooms, Bathroom and Separate WC. Outside there is a gated driveway providing off street parking and a beautifully maintained generous enclosed garden. Viewing of this family home is highly recommended. NO 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.



HALL

With staircase to the first floor, double glazed window to the front aspect, tiled flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin and double glazed window to the front aspect.

LOUNGE

13' 10" x 11' 11" (4.24m x 3.64m) With double glazed sliding patio doors to the rear garden, electric fire set within a feature fireplace and radiator.



DINING ROOM

11' 8" x 9' 10" (3.57m x 3.00m) With double glazed window to the front and side aspects, electric fire and radiator.

KITCHEN

13' 2" x 6' 4" (4.02m x 1.95m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob, spaces for fridge freezer, washing machine and slimline dishwasher, tiled flooring and splashbacks, understairs storage cupboard, radiator, double glazed window to the rear aspect and door to the rear garden.



FIRST FLOOR LANDING

With double glazed window to the rear aspect.

BEDROOM 1

12' 9" x 10' 8" (3.90m x 3.26m) With double glazed window to the front aspect, fitted wardrobe, storage cupboard and radiator.

BEDROOM 2

8' 11" x 12' 0" (2.72m x 3.67m) With double glazed window to the front aspect, storage cupboard and radiator.

BEDROOM 3

7' 11" x 9' 1" (2.43m x 2.77m) With double glazed window to the rear aspect, storage cupboard housing the gas fired central heating boiler and radiator.

BATHROOM

With panelled bath, pedestal wash hand basin, part tiled walls, radiator and double glazed window to the rear aspect.





SEPARATE WC

With close coupled WC and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a gated driveway providing off street parking for multiple vehicles. To the rear of the property there is a generous enclosed garden laid mainly to lawn with patio seating area.



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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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. Water and Calum 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 556086 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

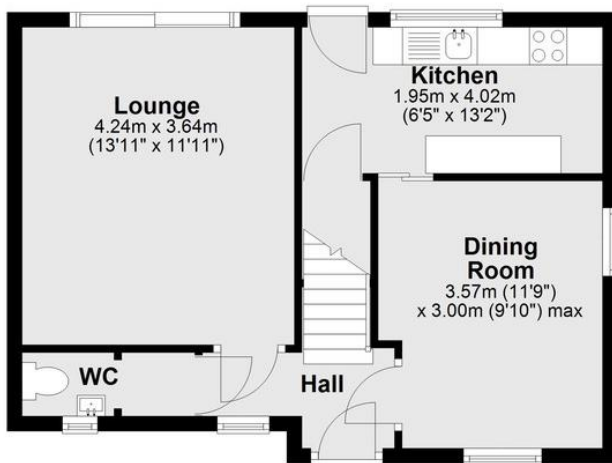
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given notice that:

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 whatsoever 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 yourself 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. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

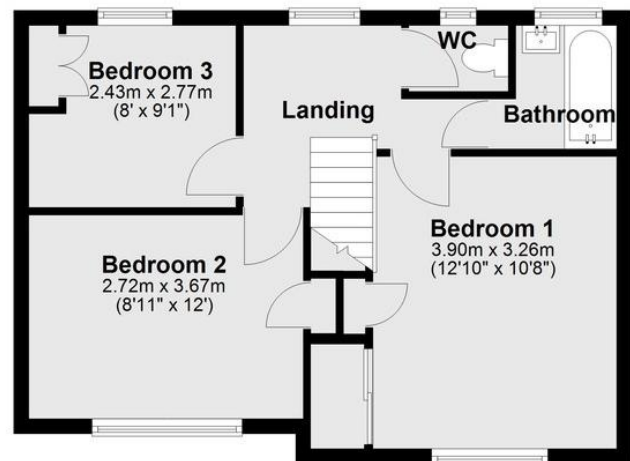
Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 85.0 sq. metres (915.1 sq. feet)

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.

