



## 33 Thesiger Street

Lincoln, LN5 7UW



Book a Viewing!

**£115,000**

A two bedroom end terraced house in this popular residential area to the South of Lincoln City Centre. The property has well-presented accommodation comprising of Hall, Lounge, Dining Room, fitted Kitchen, Bathroom, First Floor Landing and two Bedrooms. Outside the property has residents permit parking and an endosed rear yard. The property further benefits from No Onward Chain and viewing is highly recommended.





#### **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

### HALL

With staircase to first floor.

### LOUNGE

12' 4" x 10' 11" (3.78m x 3.35m) With double glazed window to the front aspect and radiator.

### DINING ROOM

11' 8" x 10' 9" (3.57m x 3.28m) With double glazed window to the side aspect, wall mounted gas fired central heating boiler and radiator.

### KITCHEN

6' 9" x 4' 5" (2.06m x 1.36m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a cooker and fridge freezer, tiled flooring, splashbacks, double glazed window and door to the rear aspect.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splashbacks and flooring, radiator and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

### BEDROOM 1

12' 4" x 11' 0" (3.78m x 3.37m) With double glazed window to the front aspect, overstairs storage cupboard and radiator.

### BEDROOM 2

11' 11" x 10' 9" (3.64m x 3.28m) With double glazed window to the front aspect, storage cupboard and radiator.

### OUTSIDE

The property has an enclosed rear yard.





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**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 then we will receive a referral fee of up to £125.

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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.

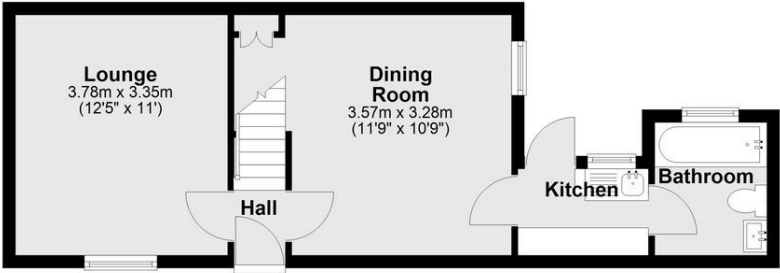
**GENERAL**  
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

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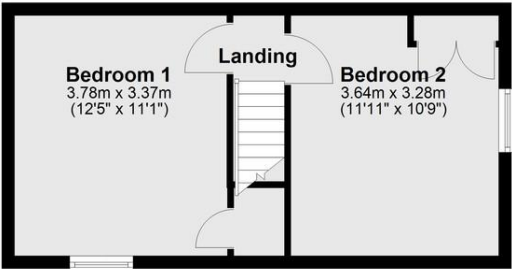
**Ground Floor**

Approx. 35.9 sq. metres (386.5 sq. feet)



**First Floor**

Approx. 28.5 sq. metres (306.7 sq. feet)



Total area: approx. 64.4 sq. metres (693.3 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.

