



**2 Norris Street**

Lincoln, LN5 7UQ



Book a Viewing!

**Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £89,950**

This is a three bedrooomed mid-terraced house located to the South of Lincoln and having easy access to a wide range of amenities on the High Street and in Lincoln City Centre itself. Internally, the accommodation briefly comprises of Entrance Passageway, Inner Hallway, Lounge, Dining Area, Kitchen, Shower Room/Wet Room and First Floor Landing leading to three Bedrooms and En-Suite WC (no shower) off Bedroom 1. Outside there is a yard to the rear.



**SERVICES**

All mains services available. Gas fired central heating.

Solar panels - 2.5kw which were installed in December 2015 and they have a feed-in tariff until 2035. The yearly feed in payment is over £400.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**EPC RATING – B.**

**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

### PASSAGEWAY

With passageway entrance door, door to the rear yard and main entrance door to the Inner Hallway.

### INNER HALLWAY

With stairs to the First Floor Landing and doors to the Lounge and Dining Area.

### LOUNGE

11' 4" x 11' 8" (3.47m x 3.56m) With uPVC window to the front aspect and radiator.

### DINING AREA

10' 9" x 11' 8" (3.29m x 3.56m) With uPVC window to the rear yard, door to the Kitchen, tiled floor, under stairs storage cupboard and radiator.

### KITCHEN

10' 3" x 5' 8" (3.13m x 1.75m) With two uPVC windows to the side aspect, uPVC door to the side aspect, door to the Shower Room/Wet Room, tiled flooring, fitted with a range of wall and base units with work surfaces over, sink unit and drainer, spaces for a cooker, fridge and washing machine and wall mounted gas fired central heating boiler.

### SHOWER ROOM/WET ROOM

7' 2" x 6' 1" (2.19m x 1.87m) With uPVC window to the side aspect, suite to comprise of WC, wash hand basin and wet room shower, tiled walls and radiator.

### FIRST FLOOR LANDING

Giving access to three Bedrooms.

### BEDROOM 1

11' 3" x 14' 7" (3.45m x 4.45m) With two uPVC windows to the rear aspect, radiator and door to the En-Suite WC (no shower in this room).

### EN-SUITE WC

With WC and wash hand basin.

### BEDROOM 2

8' 3" x 9' 8" (2.54m x 2.95m) With uPVC window to the front aspect, wooden flooring and radiator.

### BEDROOM 3

11' 4" x 6' 3" (3.47m x 1.92m) With uPVC window to the front aspect and radiator.

### OUTSIDE

There is a yard to the rear.

### AUCTIONEERS ADDITIONAL COMMENT

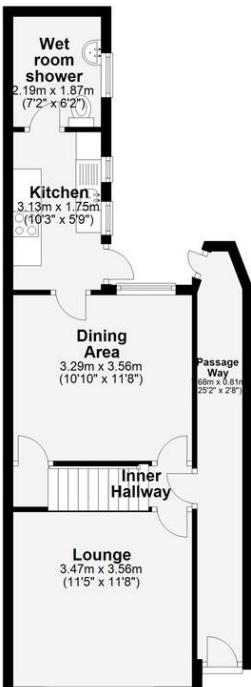
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.





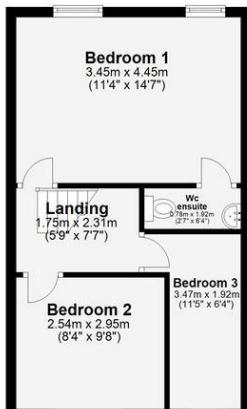
#### Ground Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



#### First Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Total area: approx. 80.4 sq. metres (865.9 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.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**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 GET OUT IT**  
We are happy to offer a FREE advisor on all aspects of your home, including a valuation by one of our Qualified Surveyors. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION - HOW MAY BE CHARGED**  
Solicitors & Estate Agents, Ringrose Law LP, Burton and Co, Bridge McLeod and Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use their services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

**CW&J Walter 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.

**Clawsons** 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 Spiers MRICS.

**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Advisor 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 the details are accurate, however, this is for themselves and the vendors (lessors) for whom they act as agents and should be 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 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 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.

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.

