



31 Garfield Close

Lincoln, LN1 3QL



Book a Viewing!

£150,000

A well-presented two bedroom semi detached house located in the Uphill Area of the Cathedral and University City of Lincoln, just off Burton Road. The property has internal accommodation to comprise of Porch, Hall, Lounge/Diner, fitted Kitchen, Side Porch, Store Room and a First Floor Landing leading to two double Bedrooms, Shower Room and Separate WC. Outside the property has front and rear gardens. This property would be ideally suited to a first time buyer or an investor. Viewing is essential to appreciate the accommodation on offer. NO CHAIN.





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

PORCH

With double glazed windows to the front and side aspects.

HALL

With staircase to the first floor, under stairs storage cupboard, double glazed window to the side aspect and radiator.

LOUNGE/DINER

19' 10" x 10' 10" (max)" (6.07m x 3.3m) With double glazed windows to the front and rear aspects and two radiators.



KITCHEN

12' 3" x 7' 5" (3.74m x 2.27m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for washing machine machine and cooker, tiled splashbacks, tiled flooring, radiator and double glazed window to the rear aspect.

SIDE PORCH

With double glazed French doors to the rear garden.

STORE ROOM

With window to the front aspect, light and power.



FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

14' 2" x 9' 7" (4.32m x 2.94m) With double glazed window to the front aspect, fitted wardrobe and radiator.

BEDROOM 2

10' 7" x 9' 3" (3.25m x 2.84m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

SHOWER ROOM

With shower cubicle, wash hand basin in a vanity style unit, chrome towel radiator, tiled walls and double glazed window to the rear aspect.

SEPARATE WC

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

OUTSIDE

To the front of the property there is a lawned garden with mature shrubs. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area, mature shrubs, greenhouse and two sheds.





WEBSITE

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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 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

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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

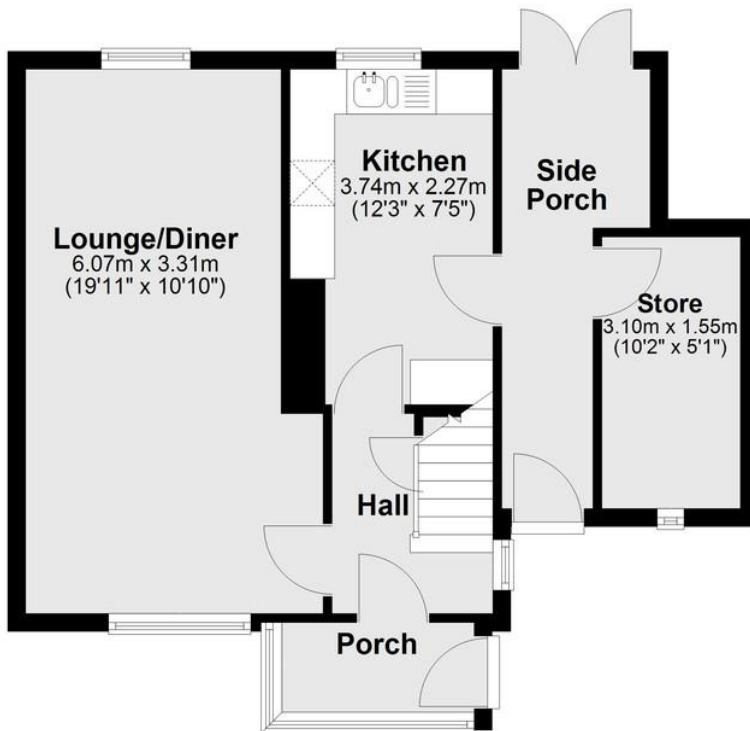
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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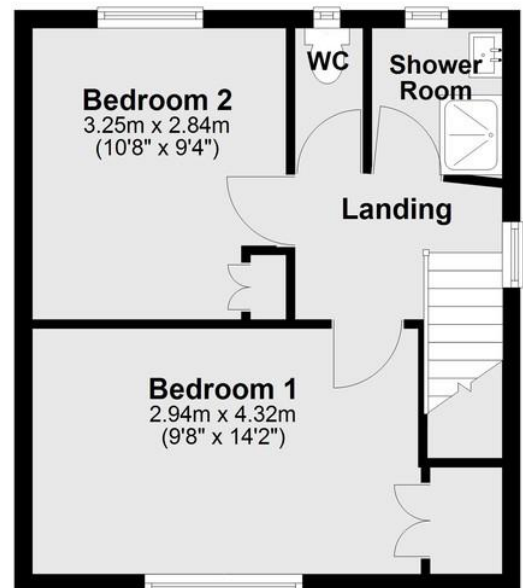
Ground Floor

Approx. 45.9 sq. metres (494.1 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.4 sq. feet)



Total area: approx. 78.5 sq. metres (844.5 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 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.

