



74 Gray Street

Lincoln, LN1 3HL



Book a Viewing!

£190,000

This is a well-presented and greatly improved three bedroom end terrace property positioned in this popular Uphill location just off Burton Road, close to the Bailgate Area of Lincoln. The property has internal accommodation to comprise of a shared entrance passage, inner hallway, lounge, dining room, modern fitted kitchen, ground floor modern fitted bathroom, utility area, stairs leading down to the cellar and stairs to the first floor landing giving access to three well-appointed bedrooms. Outside there is a garden and access to a shed and a coal store and direct access to the back street.





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.



SHARED ENTRANCE

With door to the front and rear and door to inner hallway.

INNER HALLWAY

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

LOUNGE

11' 0" x 10' 8" (3.37m x 3.26m) With UPVC window to the front, radiator and fitted shelving.

DINING ROOM

11' 3" x 10' 8" (3.43m x 3.26m) With UPVC window to the rear, radiator, door leading to the kitchen and door and stairs leading down to the cellar.



KITCHEN

8' 7" x 5' 10" (2.63m x 1.79m) With UPVC window to the side, fitted with a range of modern base units and drawers with work surfaces over, integral electric oven and four ring electric hob, integral washing machine, space for fridge freezer, wall mounted shelving, complementary tiling, archway leading into the rear entrance/utility.

REAR ENTRANCE/UTILITY

With wall mounted gas central heating boiler, fitted cupboard with shelving, door to the bathroom and UPVC door to the side.

BATHROOM

5' 11" x 5' 10" (1.82m x 1.79m) With UPVC window to the side and suite to comprise with bath with shower over, WC and wash hand basin, partly tiled wall and radiator.



CELLAR

11' 0" x 10' 2" (3.36m x 3.12m) With UPVC window to the front and radiator.

LANDING

Giving access to three bedrooms and shower room.

BEDROOM 1

11' 5" x 11' 0" (3.50m x 3.37m) With UPVC window to the rear and radiator.

BEDROOM 2

8' 9" x 6' 0" (2.69m x 1.85m) With UPVC window to the front and radiator.

BEDROOM 3

8' 4" x 7' 7" (2.56m x 2.33m) With UPVC window to the front and radiator.

SHOWER ROOM

With shower, WC and wash hand basin.

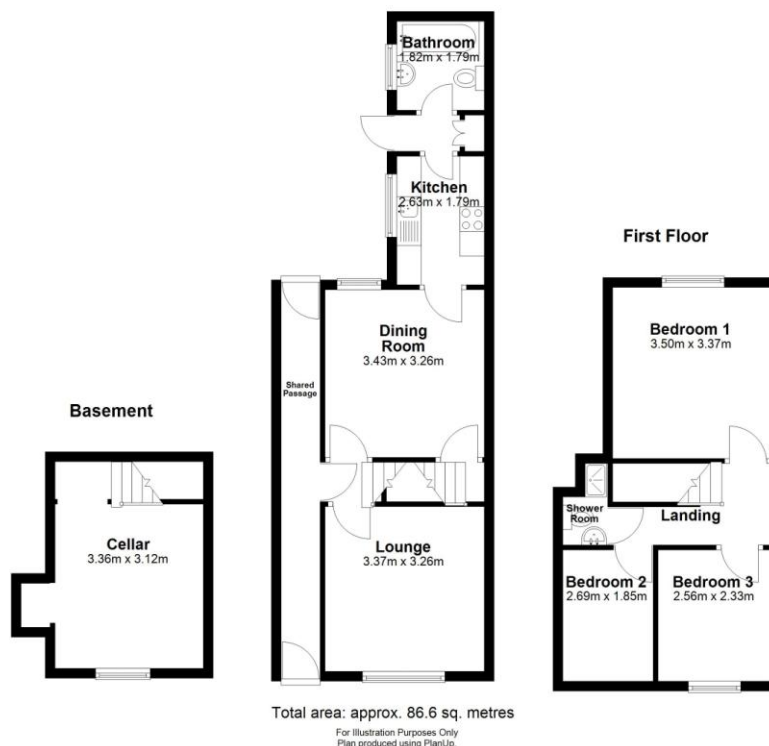
OUTSIDE

To the rear of the property there is a paved seating area, lawned garden, flower beds, garden shed and gated access to Upper Saxon Street.





Ground Floor



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

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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 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.
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