



30 St. Marys Avenue
Welton, Lincoln, LN2 3LN



Book a Viewing!

£215,000

A well-presented Three Bedroom End Town House positioned in this popular village location of Welton, to the North of the Cathedral City of Lincoln. The property has well presented internal accommodation to comprise of Entrance Hall, Lounge, modern fitted Kitchen Diner, First Floor Landing, Three Bedrooms and a Bathroom. There are front and rear gardens and a single garage. Viewing of the property is recommended. NO CHAIN





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.



HALL

With staircase to the first floor, tiled flooring and radiator.

LOUNGE

12' 10" x 12' 7" (3.92m x 3.86m) With double glazed bay window to the front aspect and radiator.

KITCHEN/DINER

15' 10" x 10' 3" (4.85m x 3.13m) Fitted with a modern range of wall and base units with work surfaces, stainless steel sink, side drainer and mixer tap, spaces for cooker, fridge freezer and washing machine, tiled flooring, spotlights, radiator, double glazed window to the rear aspect and door to the garden.

FIRST FLOOR LANDING

BEDROOM 1

12' 8" x 8' 9" (3.87m x 2.69m) With fitted wardrobe, cupboard housing the gas fired central heating boiler, double glazed window to the front aspect and radiator.

BEDROOM 2

10' 8" x 9' 6" (3.26m x 2.91m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 1" x 6' 10" (2.48m x 2.09m) With over stairs storage cupboard, double glazed window to the front aspect and radiator.

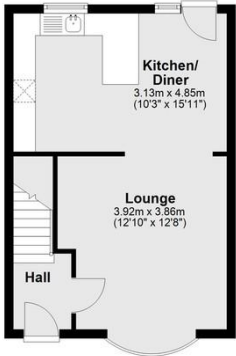
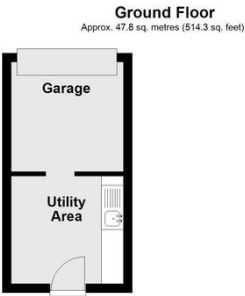
BATHROOM

Fitted with a three piece suite comprising of panelled bath, shower over and glass shower screen, wash hand basin in a vanity style unit and close coupled WC, tiled flooring, part tiled walls, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden. To the rear there is an enclosed garden laid mainly to artificial lawn with patio seating area. There is a garage with an up and over door to the front, light and power, and partly converted to a utility area with stainless steel sink with hot and cold taps, light, power and personnel door to the rear.





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 – 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

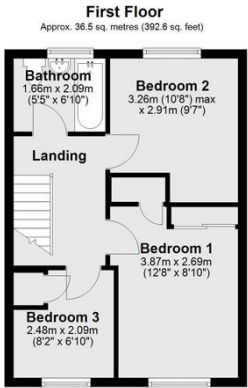
Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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- Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 84.3 sq. metres (906.9 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.

