



1 South Parade

Lincoln, LN1 1QN



Book a Viewing!

£120,000

Located in the heart of Lincoln's sought-after West End, this three bedroom end terrace property presents an excellent opportunity for renovation. Positioned within easy walking distance of the University of Lincoln, Brayford Waterfront and the City's Historic Cathedral Quarter, the property offers great potential for investors, first-time buyers or those looking to create a family home. The internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility Area, Ground Floor Shower Room, Three Bedrooms and a First Floor Bathroom. Externally, there is a rear yard with gated access to a shared alleyway and permit parking is available on the street.



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SERVICES

All mains services available. Gas central heating.

EPC RATING –E.

COUNCIL TAX BAND – A (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

ENTRANCE HALL

2' 10" x 6' 0" (.88m x 1.85m) With stairway rising to the first floor and access to the lounge and dining room.

LOUNGE

11' 3" x 11' 1" (3.44m x 3.39m) With a front facing bay window, radiator and ample space for seating.

DINING ROOM

12' 2" x 11' 1" (3.72m x 3.4m) With window overlooking the garden and a central heating radiator.

KITCHEN

12' 9" x 6' 5" (3.89m x 1.96m) Fitted with worktops and units, two side facing windows and access through to a small utility area with door leading to the rear yard.

SHOWER ROOM

6' 9" x 6' 5" (2.06m x 1.96m) With a sliding door giving access to the shower and window to the rear aspect.

LANDING

BEDROOM 1

12' 2" x 8' 3" (3.72m x 2.52m) Double bedroom with window to the front aspect and radiator.

BEDROOM 2

6' 6" x 6' 11" (2m x 2.11m) Double bedroom with window to the front aspect and radiator.

BEDROOM 3

8' 9" x 8' 4" (2.68m x 2.56m) With window to the rear aspect and radiator.

BATHROOM

8' 5" x 6' 5" (2.58m x 1.96m) Fitted with a three piece suite comprising bath, WC, and pedestal sink and window to the side aspect.

OUTSIDE

Low maintenance courtyard with gated access to a shared alleyway and permit parking available on street.

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 – HOW WE MAY REFER YOU TO

Sills & Betheridge, 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. Water and Calum 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.

Clearings 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 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 558088 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.
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.

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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.



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