



13 Vernon Street

Lincoln, LN5 7QU



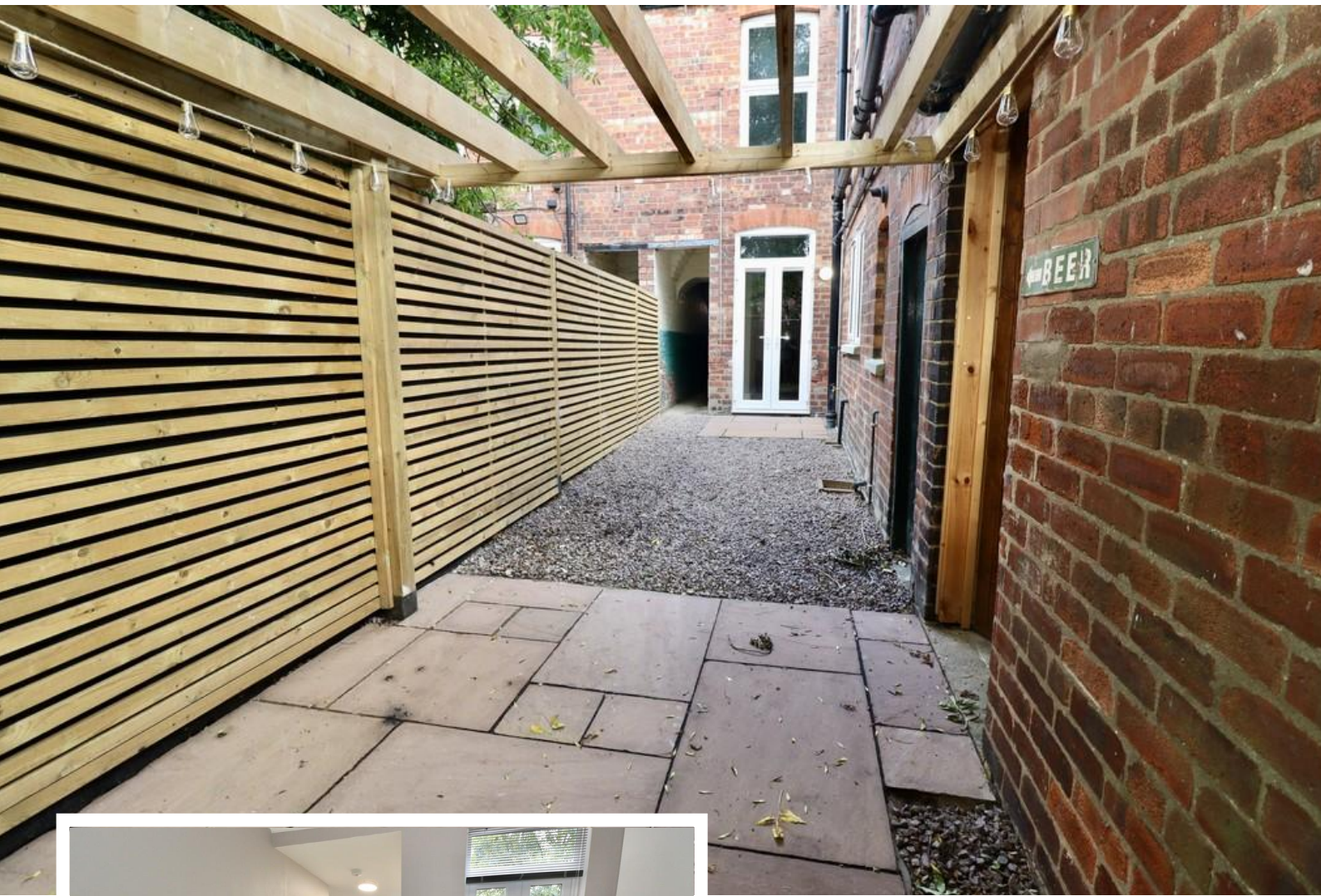
Book a Viewing!

£175,500

A spacious bay fronted mid-terraced house situated within close proximity to Lincoln city centre. The spacious and well presented internal living accommodation briefly comprises of Main Entrance Hall, Lounge, Dining Room, Fitted Kitchen, boiler cupboard, First Floor Landing leading to Three Bedrooms, Box Room/Study and Family Bathroom. Outside there is a front forecourt and private passageway leading to the rear yard/garden with outside store areas. The property further benefits from gas central heating and being sold with NO ONWARD CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

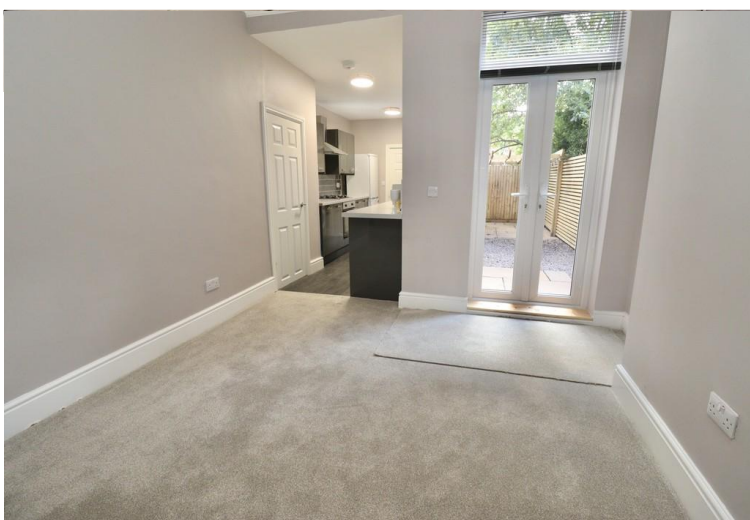
LOCAL AUTHORITY - Lincoln City Council.

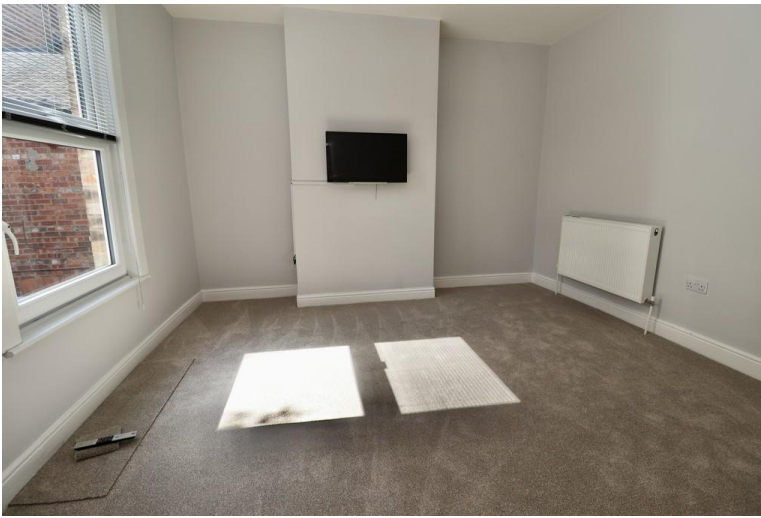
TENURE - Freehold.

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.





ENTRANCE HALL

With UPVC main entrance door, radiator and stairs to first floor.

LOUNGE

14' 7" x 11' 1" (4.44m x 3.38m)

With UPVC box bay window to front elevation, radiator and cornice coving to ceiling.

DINING ROOM

12' 2" x 11' 2" (3.71m x 3.4m)

With UPVC patio doors to rear yard/garden, radiator and cornice coving to ceiling.



KITCHEN

13' 11" x 6' 9" (4.24m x 2.06m)

With fitted wall and base cupboards, drawers and work surfaces, fitted oven, hob and extractor hood, sink and drainer, plumbing for washing machine, UPVC window to side elevation, under stairs storage cupboard and boiler cupboard/storage area with Ideal gas central heating boiler.

FIRST FLOOR LANDING

BEDROOM 1

12' 3" x 11' 11" (3.73m x 3.63m) With UPVC window to rear elevation and radiator.

BEDROOM 2

12' 4" x 8' 10" (3.76m x 2.69m) With UPVC window to front elevation and two radiators.

BEDROOM 3

9' 3" x 8' 2" (2.82m x 2.49m) With two UPVC windows to front elevation and radiator.



STUDY/BOX ROOM

5' 9" x 5' 2" (1.75m x 1.57m) With UPVC window to side elevation and radiator.

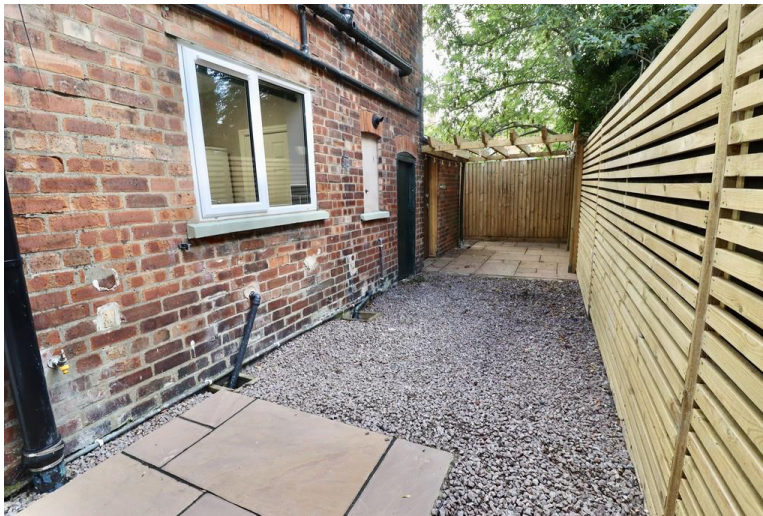
BATHROOM

10' 9" x 8' 3" (3.28m x 2.51m) The suite comprises bath and shower over, WC, wash hand basin, part tile surround, radiator and UPVC window to rear elevation.



OUTSIDE

There is a front forecourt area with a private passageway leading to the rear yard/garden with patio and gravelled areas and a range of outside storage areas.



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 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.

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 RCS 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

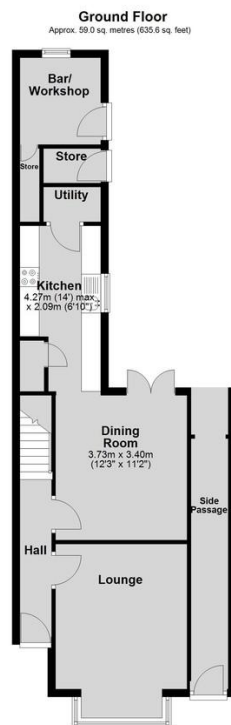
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

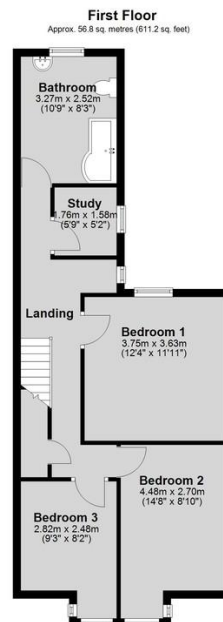
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

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.



Total area: approx. 115.8 sq. metres (1246.8 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 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.

