



21 Waldeck Street

Lincoln, LN1 3JB



Book a Viewing!

£150,000

A two-bedroom mid-terrace property offered for sale with no onward chain, situated in the sought-after uphill area of Lincoln. The property is ideally placed for access to the city centre, Cathedral Quarter, University of Lincoln, and a wide range of local shops and amenities. Accommodation briefly comprises: lounge, dining room, kitchen, rear porch, and ground floor bathroom, with two double bedrooms to the first floor. Outside there is a front garden and an enclosed rear yard with small lawn and shed. There permit parking available.





SERVICES

All mains services available. Gas central heating.
Permit Parking - 1 pass is £36 and 2 passes are £72.

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.

LOUNGE

10' 11" x 12' 4" (3.34m x 3.77m) Front-facing reception room accessed via the front door, with uPVC double-glazed window, carpet flooring, radiator, and access to the stairway and dining room.



INNER HALLWAY

With stairs to the first floor and door to the dining room.

DINING ROOM

12' 4" x 12' 4" (3.77m x 3.77m) Spacious second reception room with uPVC rear window, radiator, under-stairs storage, and access to the kitchen and stairway to the first floor.

KITCHEN

8' 10" x 7' 4" (2.71m x 2.26m) Fitted with cupboards, work surfaces, stainless steel sink and drainer with mixer tap, freestanding gas oven and hob, extractor, and space for a washing machine. Finished with tiled splashbacks, laminate flooring, and uPVC side window. Door to the rear porch.



REAR LOBBY

Useful space with cupboard storage and boiler housing. Door leading to the rear garden.

BATHROOM

5' 7" x 7' 4" (1.71m x 2.26m) Ground floor bathroom fitted with a three-piece suite comprising bath with shower over, pedestal wash basin, and WC. Part tiled walls, laminate flooring, extractor, radiator, and uPVC window.

FIRST FLOOR LANDING

With access to the two bedrooms.



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 Gison 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.

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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 vendor(s) (Lessor(s)) 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.

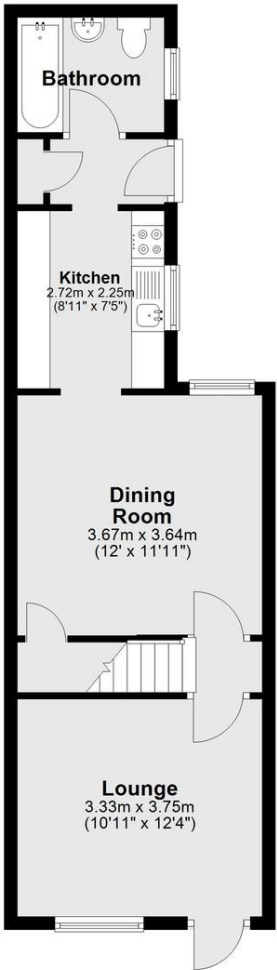
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BEDROOM 1
12' 4" x 15' 3" (3.76m x 4.67m) Generous front-facing double bedroom with two uPVC windows, carpet flooring, and radiator.

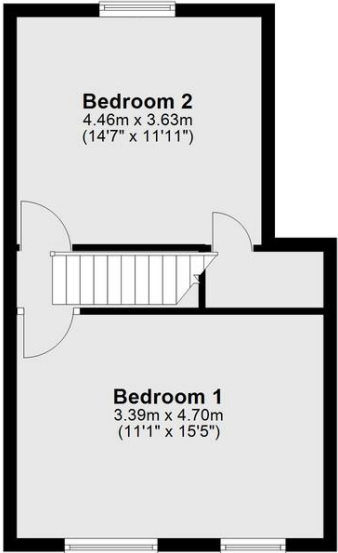
BEDROOM 2
11' 10" x 11' 10" (3.63m x 3.62m) Rear-facing double bedroom with uPVC window, carpet flooring, and radiator

OUTSIDE
Front garden with gravelled area and pathway to the entrance. To the rear is an enclosed yard with small lawn, garden shed, and gated access to a shared alleyway.

Ground Floor



First Floor



Total area: approx. 76.1 sq. metres (819.5 sq. feet)
21 Waldeck Street

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.

