



## 47 Turner Avenue

Lincoln, LN6 7ND



Book a Viewing!

**£150,000**

Situated in a convenient location to the South of the Cathedral City of Lincoln, a spacious three bedroom semi detached house, offering accommodation comprising of Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom/WC and a First Floor Landing leading to three double Bedrooms and a family Bathroom. Outside, the property enjoys generous gardens to both the front and rear, along with a gated driveway providing off-street parking. Whilst the property is in need of some modernisation, the agent feels it could be the perfect family home, and viewing is highly recommended. NO CHAIN.



#### **SERVICES**

All mains services available. Gas central heating, please note the gas central heating boiler has been condemned.

**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 staircase to the first floor, understairs storage area, radiator and double glazed window to the side aspect.

#### LOUNGE

19' 8" x 10' 11" (6.00m x 3.34m) With double glazed window to the front aspect, double glazed patio doors to the rear garden and a decorative fireplace.

#### DINING ROOM

8' 3" x 6' 9" (2.52m x 2.07m) With double glazed window to the rear aspect and radiator.

#### KITCHEN

8' 3" x 7' 3" (2.53m x 2.23m) Fitted with a range of base and wall units with work surfaces over, spaces for cooker and fridge freezer, pantry cupboard with shelving and double glazed window to the rear aspect.

#### UTILITY ROOM

Fitted with base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, space for washing machine, tiled splashbacks, double glazed window to the front aspect and door to the garden.

#### CLOAKROOM/WC

With close coupled WC and double glazed window to the side aspect.

#### FIRST FLOOR LANDING

#### BEDROOM 1

16' 8" x 10' 0" (5.09m x 3.06m) With double glazed windows to the front and rear aspects, storage cupboard and two radiators.

#### BEDROOM 2

With two double glazed windows to the front aspect, storage cupboard and radiator.

#### BEDROOM 3

10' 11" x 9' 11" (3.35m x 3.03m) With double glazed window to the rear aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, part tiled walls, airing cupboard and double glazed window to the rear aspect.

#### OUTSIDE

The property sits on a generous plot with lawned gardens to the front and a gated driveway providing off street parking. To the rear is a large garden, laid mainly to lawn.





#### WEBSITE

Our detailed web site 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](http://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.

CWHL, J Walker and Calum 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.

Carverings 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 556084 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.

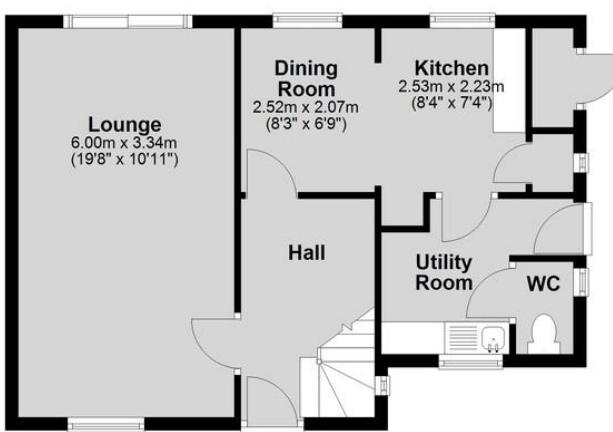
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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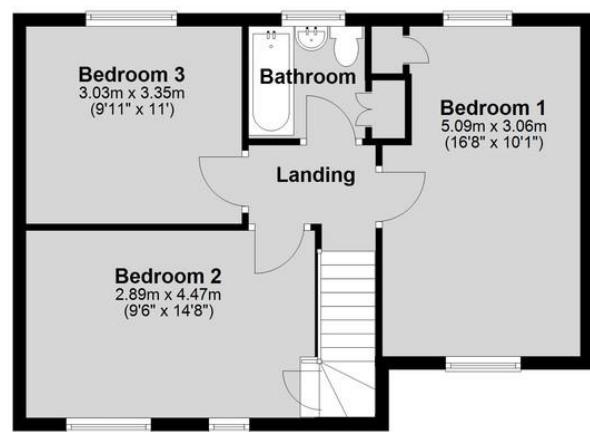
#### Ground Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



#### First Floor

Approx. 47.2 sq. metres (508.4 sq. feet)



Total area: approx. 95.6 sq. metres (1028.8 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

