



**25 Ruskin Avenue**

Lincoln, LN2 4DD



Book a Viewing!

**£220,000**

A Three Bedroom Semi Detached House located within the popular Uphill area of the historic Cathedral and University City of Lincoln. The property has spacious internal living accommodation to comprise of Hallway, Lounge, Conservatory, fitted Dining Kitchen, Boiler Room and First Floor Landing leading to three Bedrooms and Modern Shower Room. Outside there is a driveway providing off street parking and a generous enclosed garden to the rear. Viewing of the property is recommended. NO CHAIN.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – B.

**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.





## ACCOMMODATION

### HALL

With staircase to the first floor, double glazed window to the front aspect, laminate flooring and radiator.

### LOUNGE

13' 10" x 11' 9" (4.22m x 3.60m) With a feature cast iron fireplace, ceiling fan, laminate flooring, radiator and double glazed French doors to the conservatory.

### KITCHEN/DINER

19' 0" x 13' 5" (5.81m x 4.10m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap, integrated fridge freezer, spaces for cooker, washing machine and dishwasher, breakfast bar, understairs storage, storage cupboard, tiled flooring and splashbacks, two radiators, double glazed windows to the front and rear aspect and door to the conservatory.

### CONSERVATORY

12' 4" x 7' 5" (3.77m x 2.27m) With double glazed French doors to the rear garden and tiled flooring.

### BOILER ROOM

With double glazed window to the front aspect and wall mounted gas fired central heating boiler.

### FIRST FLOOR LANDING

With double glazed window to the rear aspect and radiator.

### BEDROOM 1

13' 3" x 12' 7" (4.05m x 3.86m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

### BEDROOM 2

9' 1" x 8' 1" (2.79m x 2.47m) With double glazed window to the front aspect, feature cast iron fireplace, over stairs storage cupboard and radiator.

### BEDROOM 3

12' 4" x 8' 11" (3.78m x 2.72m) With double glazed window to the rear aspect and radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin with vanity cupboard, chrome towel radiator, tiled walls and flooring and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a driveway providing off road parking for multiple vehicles. To the rear of the property there is an enclosed rear garden laid mainly to lawn with a patio seating area, shed, pergola and greenhouse.





#### 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](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.

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.

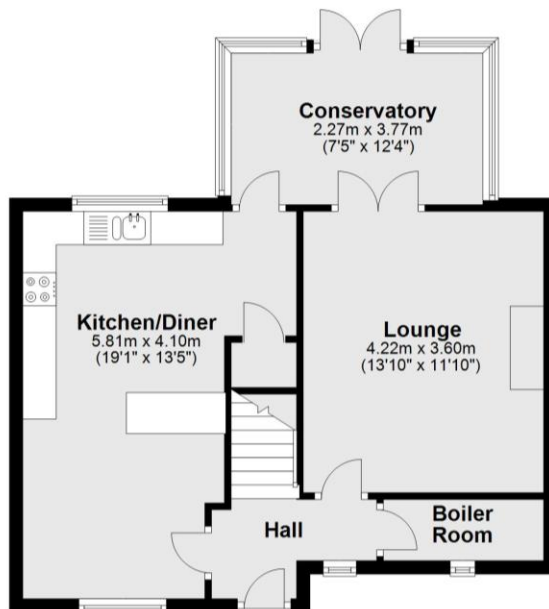
#### GENERAL

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:

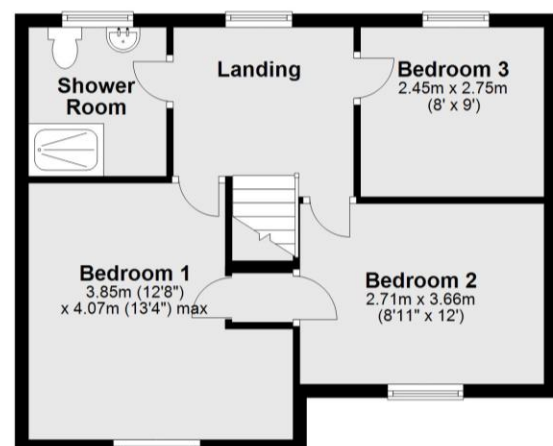
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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#### Ground Floor



#### First Floor



29 – 30 Silver Street  
Lincoln  
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01522 510044

22 Queen Street  
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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 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.

