



4 Percy Street

Lincoln, LN2 5ET



Book a Viewing!

£135,000

Situated to the East of Lincoln City Centre, a well presented Two Bedroom Terraced House. The property has well presented and recently decorated living accommodation comprising of Hall, Lounge, Dining Room, Kitchen, and a First Floor Landing leading to Two Bedrooms and a modern Family Bathroom. There is an enclosed rear yard with a brick outbuilding, and the property further benefits from on street parking. Viewing highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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 Lincoln Bishop University.



LOUNGE

11' 3" x 10' 10" (3.43m x 3.32m) With double glazed window to the front aspect, laminate flooring and radiator.

HALL

With under stairs storage cupboard.

DINING ROOM

11' 5" x 10' 11" (3.50m x 3.33m) With staircase to the first floor, double glazed window to the rear aspect, laminate flooring and radiator.

KITCHEN

19' 7" x 6' 2" (5.99m x 1.88m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for washing machine, cooker and fridge freezer, wall mounted gas fired central heating boiler, tiled splashbacks, radiator, two double glazed windows to the side aspect and door to the garden.

FIRST FLOOR LANDING

BEDROOM 1

14' 10" x 10' 11" (4.53m x 3.34m) With double glazed window to the rear aspect, over stairs storage cupboard and radiator.

BEDROOM 2

11' 2" x 7' 10" (3.42m x 2.40m) With double glazed window to the front aspect and radiator.



BATHROOM

Refitted with a modern three-piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, airing cupboard and double glazed window to the front aspect.

OUTSIDE

To the rear of the property there is an enclosed yard with a brick outbuilding.



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.n.e

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 & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWHLJ Walter 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.

Claverings 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 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 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 whatsoever in relation to this property.

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 whatsoever 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. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29/5 Silver Street, Lincoln, LN2 1AS.

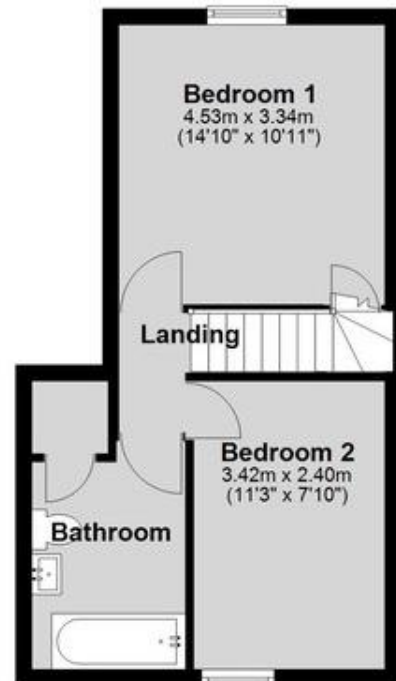
Ground Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



Total area: approx. 73.4 sq. metres (789.8 sq. feet)

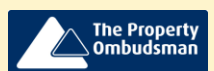
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



www.mundys.net