



34 Russell Street

Lincoln, LN5 8NN



Book a Viewing!

£132,000

Situated just to the South of the Cathedral City of Lincoln, a traditional Two Bedroom Terraced House with well presented living accommodation comprising of Lounge, Hall, Dining Room, Kitchen and a First Floor Landing leading to two Double Bedrooms and four piece Bathroom. Outside there is an enclosed rear courtyard garden with brick store. Viewing is highly recommended.





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' 5" x 10' 0" (3.49m x 3.06m) With double glazed window to the front aspect and radiator.

HALL

With staircase to the first floor.

DINING ROOM

15' 0 (max)" x 11' 0" (4.57m x 3.36m) With double glazed window to the rear aspect and radiator.

KITCHEN

10' 2" x 6' 9" (3.12m x 2.07m) Fitted with a range of wall and base units with work surfaces over, spaces for cooker, fridge freezer and washing machine, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, radiator, double glazed window to the side aspect and door to the garden.

FIRST FLOOR LANDING

BEDROOM 1

17' 9" x 11' 11" (5.42m x 3.65m) With two double glazed windows to the front aspect and radiator.

BEDROOM 2

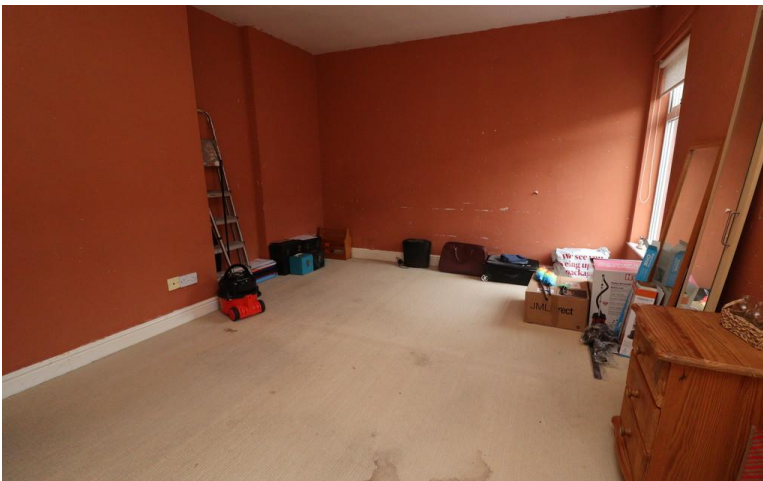
12' 0" x 7' 2" (3.66m x 2.20m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of a panelled bath, shower cubicle, wash hand basin in a vanity style unit with storage cupboards beneath, close coupled WC, radiator, tiled splashbacks and double glazed window to the side aspect.

OUTSIDE

To the rear of the property there is an enclosed courtyard garden with brick outbuilding and garden shed.



WEBSITE

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Sills & Butteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilsen 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.

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.

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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 or 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

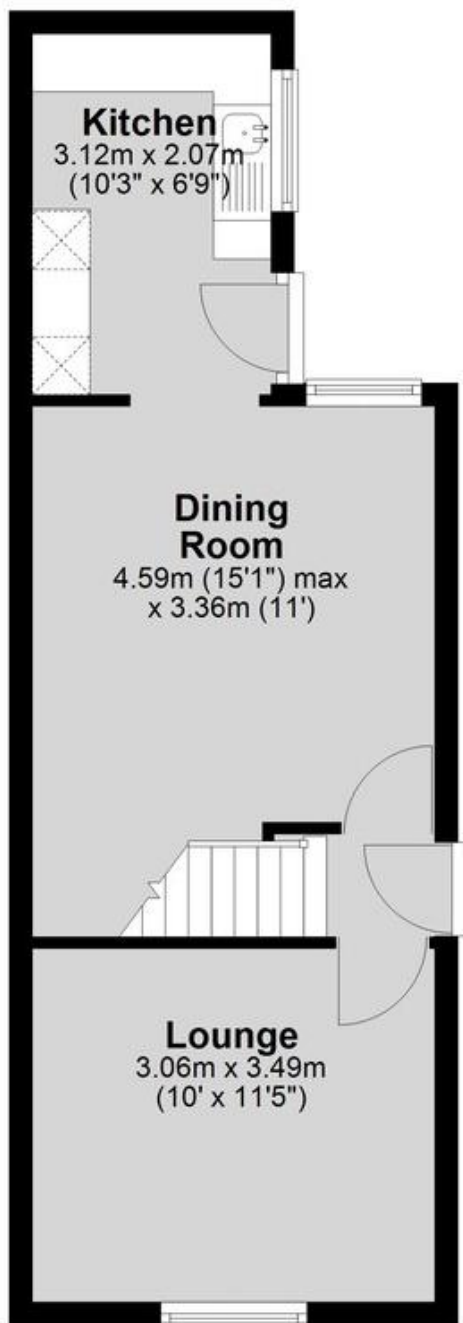
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given that:

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 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.

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Ground Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.5 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 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.



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