



## 17 Anzio Crescent

Lincoln, LN1 3PX



Book a Viewing!

**£220,000**

A Three Bedroom Semi-Detached House, with well presented accommodation within the ever popular Uphill area of Lincoln. The accommodation on offer comprises of Entrance Hall, Lounge/Diner, Kitchen, First Floor Landing, three well appointed Bedrooms and Family Bathroom. To the front of the property there is a garden with a block paved driveway providing off street parking. To the rear there is an enclosed rear garden. The property is being sold with no onward chain and viewing is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**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.



## HALL

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

## LOUNGE/DINER

22' 5" x 13' 11" (6.85m x 4.25m) With double glazed window to the front aspect, double glazed French doors to the rear garden and radiator.

## KITCHEN

10' 5" x 9' 10" (3.20m x 3.02m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob, integrated dishwasher, spaces for fridge freezer and washing machine, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.

## FIRST FLOOR LANDING

With double glazed window to the side aspect.

## BEDROOM 1

13' 8" x 13' 3" (4.17m x 4.06m) With double glazed window to the front aspect, fitted wardrobes and radiator.

## BEDROOM 2

13' 3" x 8' 10" (4.06m x 2.71m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

## BEDROOM 3

9' 4" x 7' 8" (2.85m x 2.35m) With double glazed window to the front aspect and radiator.

## BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over, wall mounted wash hand basin, close coupled WC, tiled walls and flooring, radiator and double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is a block paved driveway providing off street parking and a front garden. To the rear there is an enclosed garden laid mainly to lawn.



### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local areas 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 - HOW WE MAY REFER YOU TO

SBs & B attenders, 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 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 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.

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 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 are for the vendors (Lessors) for whom they act as Agents, given that:

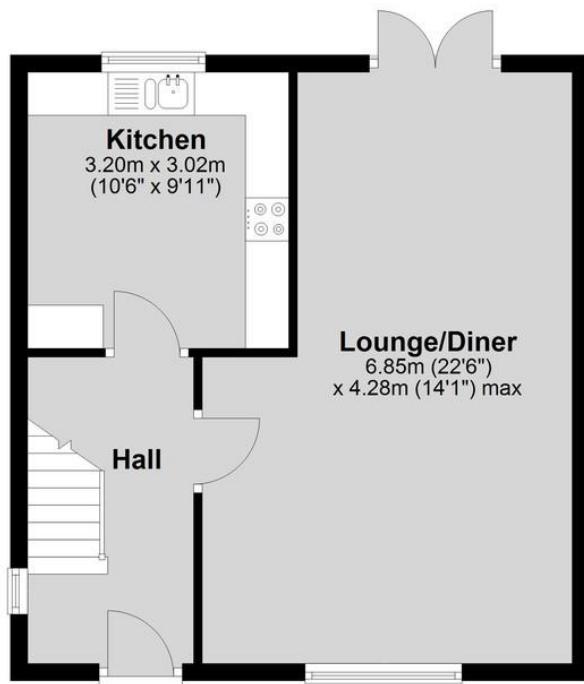
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition 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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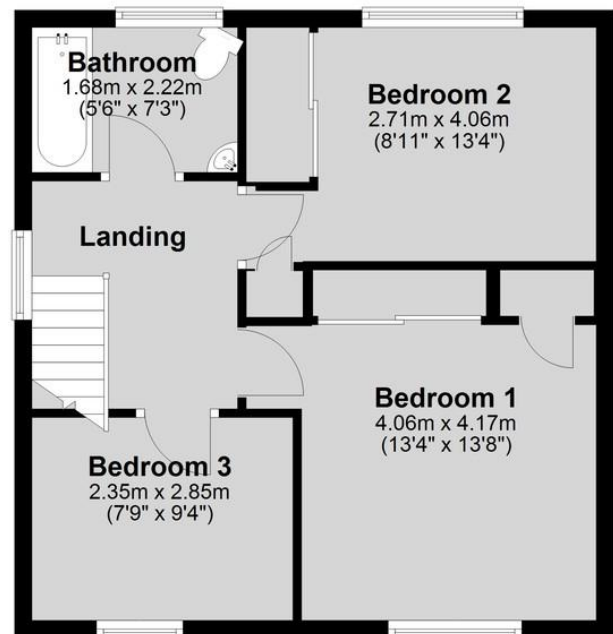
### Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



### First Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 90.4 sq. metres (973.3 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.



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