



36 Chelmsford Street
Lincoln, LN5 7LL



Book a Viewing!

£145,000

A recently refurbished Three Bedroom Mid Terrace House, located just off Sincil Bank and within a short walk of Lincoln City Centre, offering excellent access to local amenities, the High Street and transport links. Internally, the property is well presented throughout and offers well proportioned accommodation. The Ground Floor comprises of a front Lounge leading through to an Inner Hallway, a Dining Room with under stairs storage and a modern fitted Kitchen which opens through to a contemporary four piece Bathroom suite. To the First Floor, the Landing provides access to Three Bedrooms. Externally, the property benefits from an enclosed courtyard garden to the rear. The property is ideally suited to a first time buyer or investment purchaser. The property is currently let at £950 per calendar month, but is also available with vacant possession and is being sold with No Onward Chain.



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.



ACCOMMODATION

LOUNGE

11' 10" x 11' 4" (3.61m x 3.45m) With external door and window to the front aspect and radiator.

HALL

With stairs rising to the first floor.

DINING ROOM

11' 10" x 11' 3" (3.61m x 3.43m) With window to the rear aspect, under stairs storage cupboard and radiator.

KITCHEN

10' 4" x 5' 10" (3.15m x 1.78m) With external door and window to the side aspect, fitted with a modern range of wall and base units with worktops over, sink with drainer, integrated electric oven, four ring induction hob with extractor over, space and plumbing for both washing machine and fridge freezer.

BATHROOM

9' 10" x 5' 10" (3m x 1.78m) With window to the rear aspect and fitted with a four piece suite comprising of a panelled bath, enclosed shower cubicle, wash hand basin with vanity unit below, low level WC and radiator.

FIRST FLOOR LANDING

With access to all three bedrooms.

BEDROOM 1

11' 10" x 11' 0" (3.61m x 3.35m) With window to the front aspect, storage cupboard and radiator.

BEDROOM 2

11' 5" x 8' 6" (3.48m x 2.59m) With window to the rear aspect and radiator.

BEDROOM 3

9' 10" x 5' 10" (3m x 1.78m) With window to the rear aspect and radiator.

OUTSIDE

To the rear of the property there is an enclosed courtyard garden, providing a low maintenance outdoor space.



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

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 & 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 Callum 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 accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

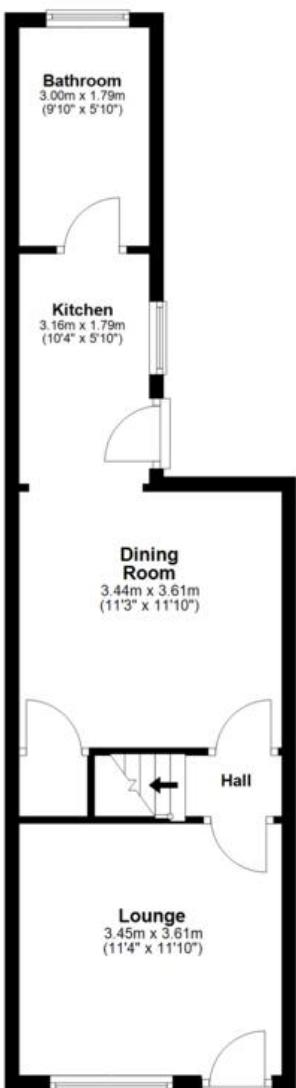
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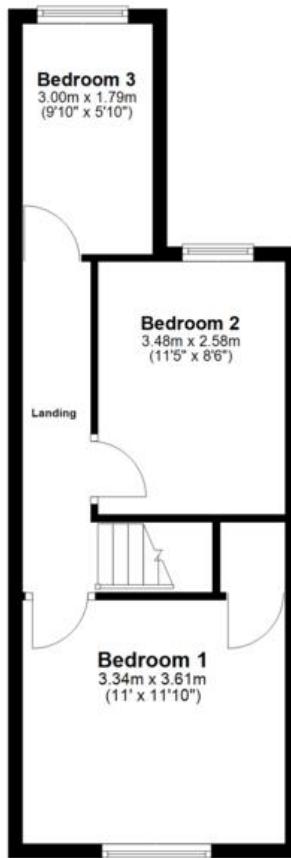
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Ground Floor

Approx. 40.0 sq. metres (430.6 sq. feet)

**First Floor**

Approx. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 74.4 sq. metres (800.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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

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