



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
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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 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 we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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.

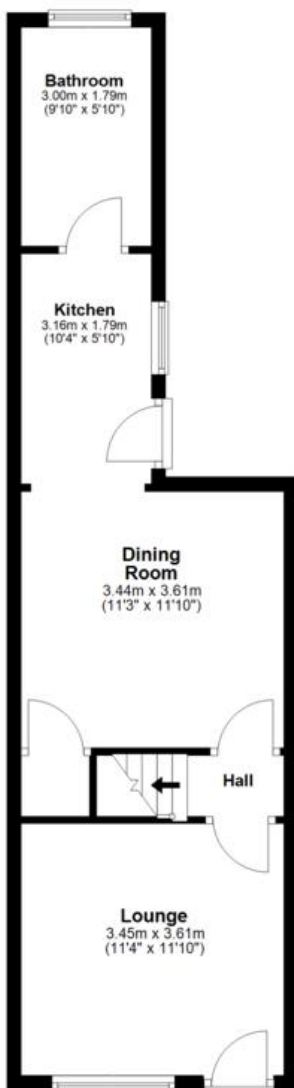
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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- 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.
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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.

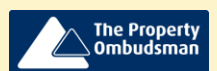
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