



**32 Victoria Street, West Parade**

Lincoln, LN1 1HY



Book a Viewing!

**Being sold via Secure Sale online bidding. Terms & Conditions apply.**  
**Starting Bid £110,000**

A rare opportunity to acquire a two bedroom detached house in Lincoln's City Centre, with accommodation comprising of Hall, Cloakroom/WC, Lounge, Dining Room, Kitchen/Breakfast Room and a First Floor Landing leading to two Double Bedrooms and a Family Bathroom. Outside there is an enclosed private garden with views of the City. The property further benefits from residents permit parking. Viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – E**

**COUNCIL TAX BAND – B**

**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 Bishop Grosseteste University.

**ACCOMMODATION**

**HALL**

With radiator and double glazed window to the side aspect.



#### **CLOAKROOM/WC**

With close coupled WC, wash hand basin, tiled splashbacks and double glazed window to the side aspect.

#### **LOUNGE**

14' 10" x 13' 0" (4.54m x 3.97m), with staircase to First Floor, two double glazed windows to the side aspects and radiator.

#### **DINING ROOM**

12' 4" x 11' 3" (3.76m x 3.45m), with double glazed window to the side aspect and radiator.

#### **KITCHEN/BREAKFAST ROOM**

14' 10 " x 14' 1 (max)" (4.52m x 4.29 m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap, spaces for a cooker, washing machine and fridge freezer, tiled splashbacks, radiator, three doors to the side aspects and door to the garden.



#### **FIRST FLOOR LANDING**

With two double glazed windows to the side aspects, loft access point and radiator.

#### **BEDROOM 1**

13' 1" x 11' 6" (4.00m x 3.52m), with double glazed window to the side aspect, overstairs storage cupboard and radiator.

#### **BEDROOM 2**

14' 10" x 8' 0" (4.54m x 2.46m), with double glazed window to the side aspect, storage cupboard and radiator.



#### **BATHROOM**

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

#### **OUTSIDE**

The property benefits from residents permit parking. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area and mature shrubs.

#### **AUCTIONEERS COMMENTS**

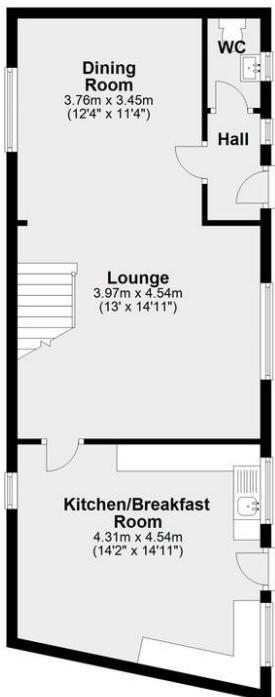
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.



Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

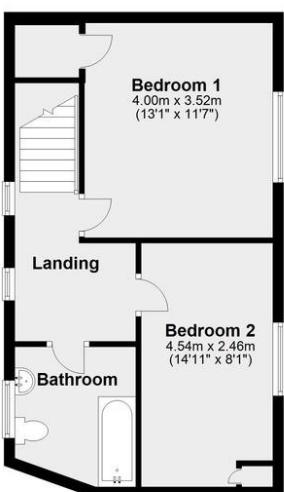


**Ground Floor**  
Approx. 54.5 sq. metres (587.1 sq. feet)



Total area: approx. 95.8 sq. metres (1031.0 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.



The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

#### 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](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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringside Law LLP, Burton and Co, 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.

CWJ, 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 to be level 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:

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 whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

