



69 Alexandra Terrace

Lincoln, LN1 1JF



Book a Viewing!

£185,000

A well presented Two Bedroom Mid Terrace property positioned in this sought after central location on Alexander Terrace, just a short walk from Lincoln's city centre. The property has been greatly improved by the current owner and offers spacious and characterful accommodation throughout. Internally, the property comprises a shared Entrance Passage with gated access to the rear garden and a new UPVC entrance door leading into the Inner Hallway, with stairs rising to the First Floor Landing and doors into the Lounge and Dining Room. The Dining Room opens through to the Kitchen and Lobby, providing access to the rear garden. To the First Floor, there are two Bedrooms and a Bathroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

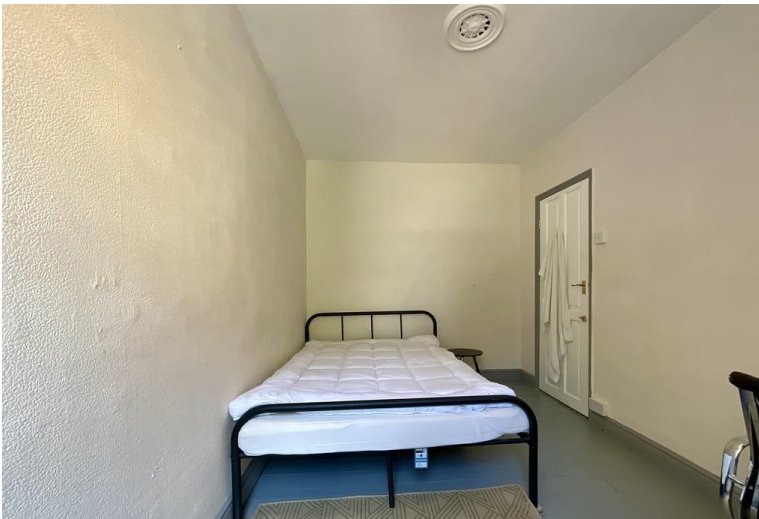
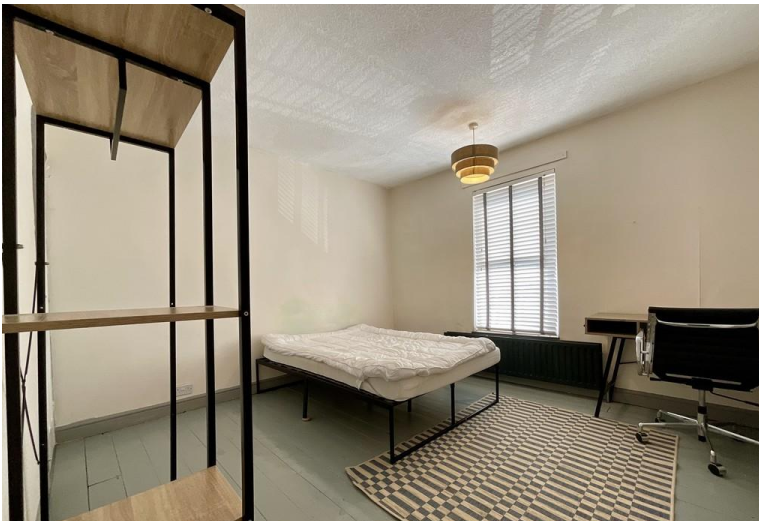
VIEWINGS - By prior appointment through Mundys.

LOCATION

69 Alexander Terrace is situated in the heart of Lincoln city centre, within easy walking distance of a wide range of local amenities, including shops, cafés, restaurants, and leisure facilities. The Historic Cathedral Quarter, Lincoln Castle, and the Brayford Waterfront are all just a short stroll away.

The property is well placed for access to Lincoln Central Train Station, offering direct connections to Newark and London, as well as the University of Lincoln and Lincoln County Hospital. There are also excellent road links via the A15, A46, and A57, providing convenient access to Newark, Gainsborough, and the wider Lincolnshire area.

This location combines the convenience of city living with a quiet residential setting, making it perfect for professionals, first-time buyers, or investors.



ACCOMMODATION

SHARED ENTRANCE

INNER HALLWAY

LIVING ROOM

10' 10" x 11' 11" (3.31m x 3.65m) With UPVC window to the front aspect, an electric fireplace with feature brick wall, shelving, wall lights, radiator and exposed wooden flooring.

DINING ROOM

11' 2" x 11' 11" (3.41m x 3.64m) With views over the rear garden and includes a decorative fireplace, radiator, fitted storage cupboards and shelving, exposed wooden flooring and a door to an understairs storage cupboard, space for a dining table and access through to the kitchen.

KITCHEN

12' 1" x 5' 10" (3.69m x 1.80m) Fitted with a range of wall and base units with drawers and work surfaces over, a stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor above and spaces for a washing machine, tumble dryer and fridge freezer, UPVC windows overlooking the rear garden and a door leading to the rear entrance lobby, which gives access to the garden and houses the wall mounted gas central heating boiler.

REAR LOBBY

LANDING

A landing provides access to the loft, two bedrooms and the family bathroom.

BEDROOM 1

10' 11" x 11' 11" (3.33m x 3.65m) With UPVC window to the front aspect, exposed wooden flooring, radiator and built-in storage cupboard.

BEDROOM 2

12' 5" x 7' 10" (3.80m x 2.41m) With UPVC window overlooking the rear garden, exposed wooden flooring and a radiator.

BATHROOM

8' 3" x 7' 5" (2.52m x 2.27m) Suite to comprise a panelled bath with shower, WC and wash hand basin, fitted storage cupboard, mermaid boards to the walls, along with a radiator and UPVC window to the rear, and an airing cupboard housing the hot water tank.

OUTSIDE

To the rear of the property there is an enclosed terraced garden, with steps leading up to a lawned area and garden shed. To the front there is a small courtyard garden.



Ground Floor
Approx. 37.7 sq. metres



First Floor
Approx. 33.0 sq. metres



Total area: approx. 70.7 sq. metres

For Illustration Purposes Only
Plan produced using PlanUp.

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WEBSITE

Our detailed website 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 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.

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:

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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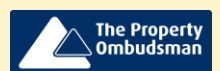
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Lincoln
LN2 1AS
01522 510044

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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