



**1 Bradbury Avenue**  
Lincoln, LN5 9AP



Book a Viewing!

**£170,000**

Situated on a pleasant corner plot in this convenient position just off Brant Road, to the South of the Cathedral City of Lincoln. The property is in need of some modernisation and has spacious accommodation comprising of Kitchen/Breakfast Room, Lounge/Diner, Inner Hall, two double Bedrooms and four piece Bathroom. Outside there are mature gardens to the front, side and rear, a gated driveway and a detached single garage. Viewing of this property is highly recommended. NO CHAIN.



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**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

### KITCHEN/BREAKFAST ROOM

15' 6" x 10' 3" (4.73m x 3.14m) Fitted with a range of wall and base units with work surfaces over, electric oven with gas hob and extractor fan, spaces for washing machine and fridge freezer, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, radiator, wall mounted gas fired central heating boiler, storage cupboard and double glazed windows to the front and side aspects.

### LOUNGE/DINER

21' 8" x 11' 11 (max)" (6.61m x 3.63m) With double glazed window to the front aspect, gas fire set within a feature fireplace and two radiators.

### HALL

### BEDROOM 1

11' 10" x 8' 11" (3.62m x 2.72m) With double glazed window to the rear aspect and radiator.

### BEDROOM 2

11' 10" x 8' 10" (3.63m x 2.71m) With double glazed window to the rear aspect and radiator

### BATHROOM

Fitted with a four piece suite comprising of shower cubicle with electric shower, roll top bath with shower attachment, close coupled WC and wall mounted wash hand basin, tiled walls, tiled flooring, radiator, airing cupboard and double glazed window to the side aspect.

### OUTSIDE

The property sits on a corner plot with mature gardens to the front, side and rear. There is a gated driveway providing off street parking and giving access to the single garage. The garage has an up and over door to the front, personal door to the side, light and power.





#### 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, Ringrose 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.

CWHL, 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 roughly checked.

#### GENERAL

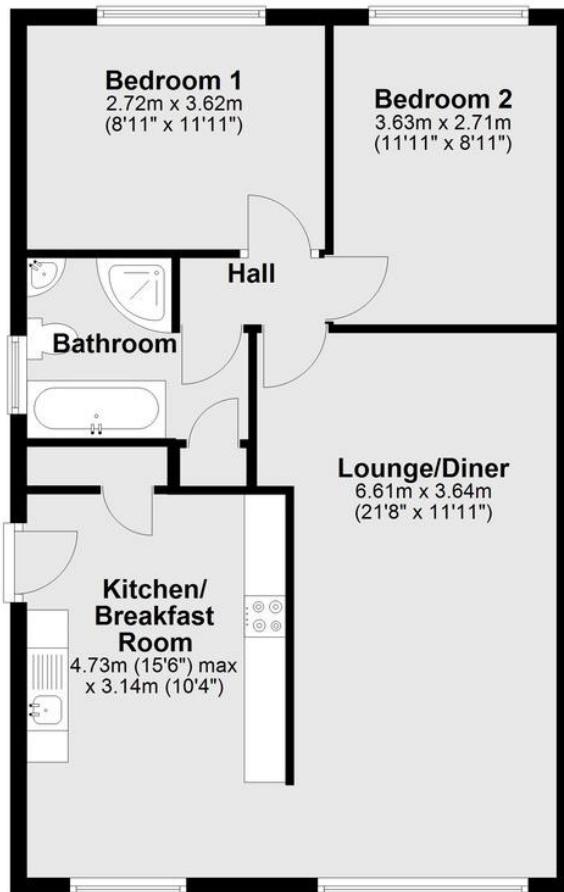
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated as not verified.

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Approx. 66.4 sq. metres (714.8 sq. feet)



Total area: approx. 66.4 sq. metres (714.8 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

