

9 Dixon Street

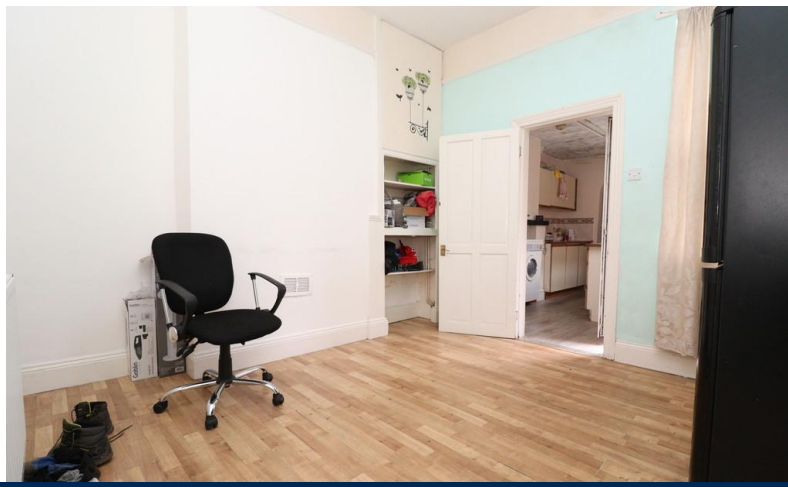
Lincoln, LN5 8AQ

Book a Viewing!

£130,000

A Three Bedroom Mid Terraced Bay Fronted Property located on Dixon Street, just off the High Street within close proximity to Lincoln City Centre. The property has internal accommodation to comprise of Hall, Lounge, Dining Room, Kitchen, Rear Lobby, Bathroom and First Floor Landing leading to Three Bedrooms. There is an enclosed rear yard. Viewing is recommended.





Dixon Street, Lincoln, LN5 8AQ

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.

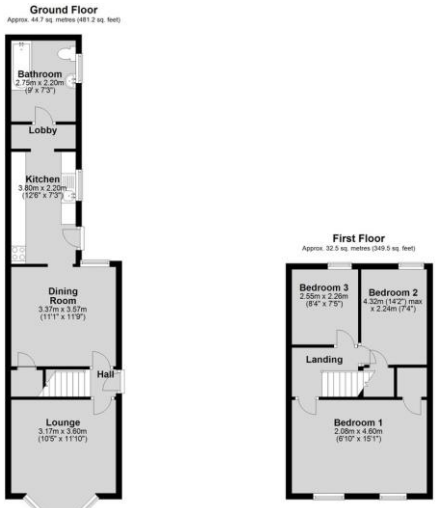
ACCOMMODATION

HALL
With staircase to the first floor.

LOUNGE
11' 9" x 10' 4" (3.60m x 3.17m) With double glazed bay window to the front aspect and radiator.

DINING ROOM
11' 8" x 11' 0" (3.57m x 3.37m) With double glazed window to the rear aspect, under stairs storage cupboard and radiator.

KITCHEN
12' 5" x 7' 2" (3.80m x 2.20m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob, space for washing machine, tiled splashbacks, radiator, double glazed window to the side aspect and door to the garden.



LOBBY
With wall mounted gas fired central heating boiler.

BATHROOM
Fitted with a three piece suite comprising of a panelled bath with shower and glass shower screen, close coupled WC, wash hand basin, chrome towel radiator, tiled splashbacks and double glazed window to the side aspect.

FIRST FLOOR LANDING

BEDROOM 1
15' 1" x 6' 9" (4.60m x 2.08m) With double glazed window to the front aspect, storage cupboard and radiator.

BEDROOM 2
14' 2" x 7' 4" (4.32m x 2.24m) With double glazed window to the rear aspect, storage cupboard and radiator.

BEDROOM 3
8' 4" x 7' 4" (2.55m x 2.26m) With double glazed window to the rear aspect and radiator.

OUTSIDE
To the rear of the property there is an enclosed yard.

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.

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

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The Property Ombudsman