



67 Newport
Lincoln, LN1 3DW



Book a Viewing!

£165,000

Situated within a prime location within Uphill Lincoln, a Two Bedroom Mid Terrace House in need of some modernisation. The property has spacious living accommodation comprising of Entrance Hall, Lounge, Kitchen, Dining Room, Lobby, Cloakroom/WC, First Floor Landing, Two double Bedrooms and Bathroom. The property has an enclosed rear garden. Viewing highly recommended to see the potential on offer. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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.

ENTRANCE HALL

With staircase to the first floor, laminate flooring and radiator.

LOUNGE

12' 4" x 12' 0" (3.78m x 3.68m) With double glazed window to the front aspect, electric fire, laminate flooring, storage cupboard and radiator.

KITCHEN

15' 1" x 7' 9" (4.60m x 2.38m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for fridge, washing machine and cooker, window to the rear aspect, tiled flooring and radiator.

LOBBY

With window to the side aspect.

CLOAKROOM/WC

With close coupled WC, part tiled walls and double glazed window to the rear aspect.

DINING ROOM

9' 4" x 6' 3" (2.85m x 1.92m) With window to the rear aspect and door to the rear garden.

FIRST FLOOR LANDING

BEDROOM 1

15' 7" x 9' 4" (4.76m x 2.86m) With double glazed window to the front aspect, decorative fireplace, over stairs storage cupboard and radiator.

BEDROOM 2

10' 9" x 8' 7" (3.30m x 2.64m) With double glazed window to the rear aspect and radiator.

BATHROOM

9' 1" x 7' 11" (2.78m x 2.42m) Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled walls, airing cupboard, radiator and double glazed window to the rear aspect.

OUTSIDE

To the rear of the property is an enclosed garden laid mainly to lawn with patio seating area and garden shed.

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/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison 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 Water 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 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.

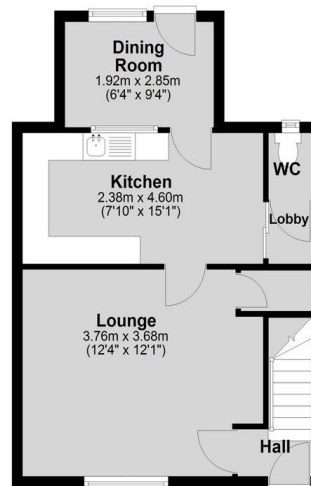
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 rely on the vendors (Lessors) for whom they act as Agents give notice that:

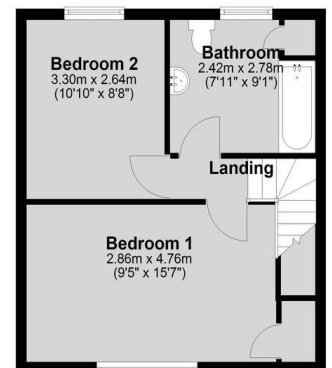
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- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 36.7 sq. metres (395.4 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 71.2 sq. metres (766.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 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.

