

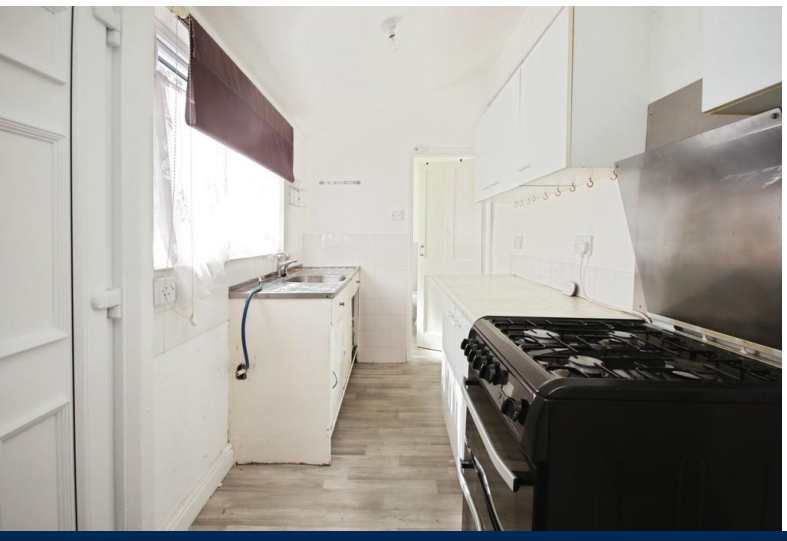
28 Russell Street

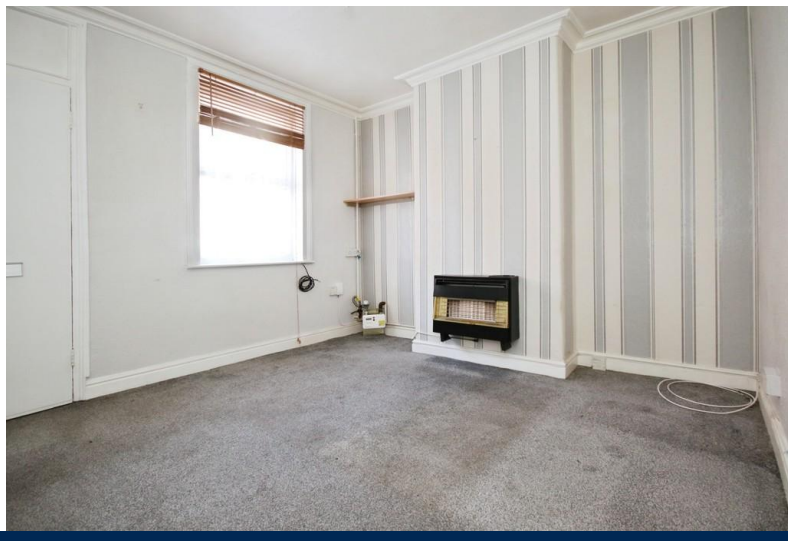
Lincoln, LN5 8NN

Book a Viewing!

£95,000

A two bedroom mid terrace property offered for sale with no onward chain and requiring a programme of modernisation throughout. Offering spacious accommodation and an excellent opportunity to create a comfortable home or investment, the property provides a blank canvas for buyers looking to refurbish and add their own style. The accommodation comprises two reception rooms, kitchen and bathroom to the ground floor, with two spacious double bedrooms to the first floor. Externally, the property benefits from an enclosed rear garden and on-street parking to the front.





28 Russell Street, Lincoln, LN5 8NN







LOCATION
Situated just off the popular Newark Road, the property enjoys a convenient position within easy reach of Lincoln City Centre and a wide range of local amenities. The nearby South Common provides an excellent open green space for walking, exercise and leisure, whilst the area benefits from fantastic transport links providing easy access around Lincoln and further afield. The property is also ideally positioned for families, being within close proximity to the highly regarded The Priory LSST, alongside a range of other local schools and everyday amenities.

ACCOMMODATION

LOUNGE
11' 5" x 10' 6" (3.48m x 3.2m) Accessed directly from the front entrance door, the lounge provides a welcoming reception space with UPVC double glazed window to the front aspect and radiator.

HALL
Providing access to both reception rooms, with stairs leading to the first floor landing.





DINING ROOM
11' 5" x 10' 6" (3.48m x 3.2m) A spacious second reception room with UPVC double glazed window to the rear aspect, radiator, useful understairs storage cupboard and wall-mounted gas combination boiler.

KITCHEN
10' 4" x 5' 3" (3.15m x 1.6m) Fitted with a range of wall mounted and base units, together with work surfaces incorporating a stainless steel sink with hot and cold mixer taps. Further benefiting from a gas hob, electric oven, UPVC window to the side aspect and UPVC door providing access to the rear garden.

BATHROOM
Fitted with a three piece suite comprising WC, pedestal wash hand basin and bath with hot and cold taps and mains shower attachment. Finished with tiled wall splashbacks, lino flooring and a frosted UPVC double glazed window to the side aspect.

BEDROOM 1
11' 5" x 10' 6" (3.48m x 3.2m) A spacious double bedroom with UPVC double glazed window, radiator and useful over stairs storage cupboard.

BEDROOM 2
11' 5" x 10' 7" (3.48m x 3.23m) A further spacious double bedroom with UPVC double glazed window and radiator.

OUTSIDE
To the rear there is an enclosed garden, providing a good sized outdoor space with scope for landscaping and improvement. To the front, on-street parking is available.



KEY FACTS FOR BUYERS

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.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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

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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.

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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.

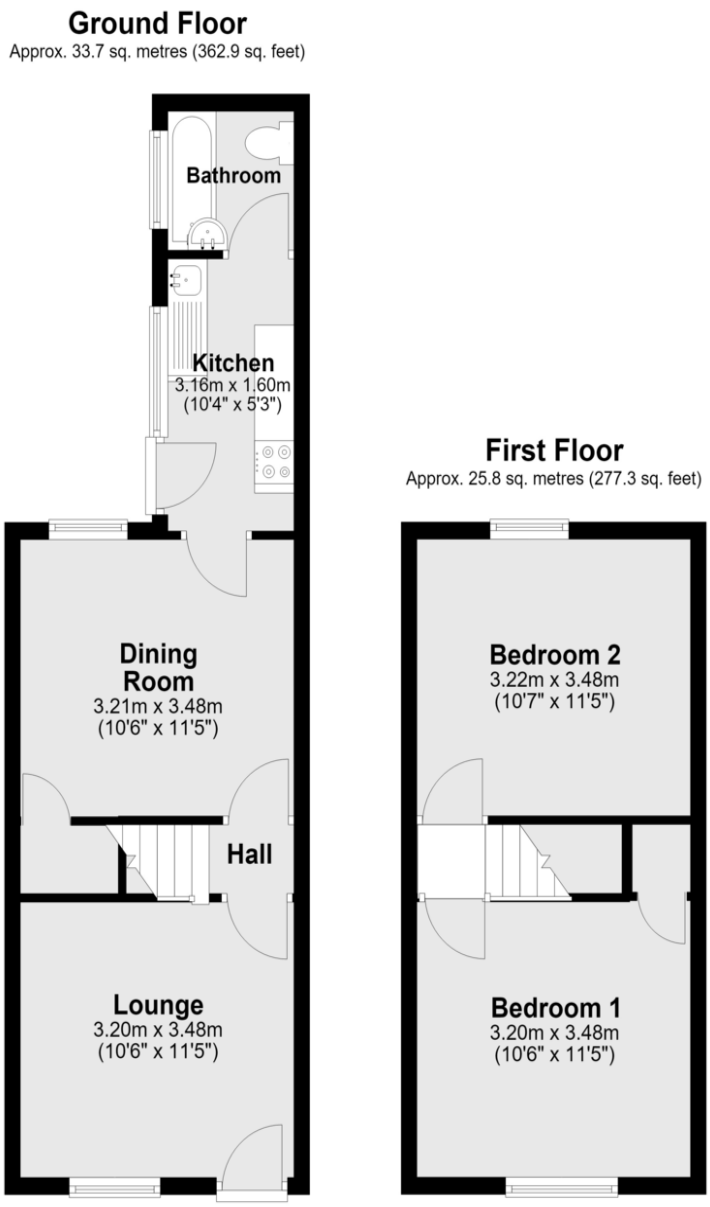
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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Total area: approx. 59.5 sq. metres (640.2 sq. feet)

29 – 30 Silver Street
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 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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