



**66 Marjorie Avenue**

Lincoln, LN6 7SD



Book a Viewing!

**Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £145,000**

A Two Bedroom Detached Bungalow positioned in this popular location just off Boultham Park Road, to the centre of the historic Cathedral City of Lincoln. The property is being sold with no onward chain and requires modernisation. The internal accommodation briefly comprises of Entrance Hall, bay fronted Lounge, two well-appointed Bedrooms, larger than average Conservatory, Shower Room and Kitchen. Outside there is a driveway providing ample off road parking and giving access to the integral garage and a rear garden.



#### **SERVICES**

Mains electricity, water and drainage. Gas central heating. Solar panels.

**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.





#### ENTRANCE HALLWAY

With UPVC window to the front aspect and doors to the kitchen and lounge.

#### LOUNGE

14' 0" x 11' 6" (4.28m x 3.53m) With UPVC bay window to the front aspect, radiator and gas fire.

#### KITCHEN

8' 1" x 10' 3" (2.48m x 3.13m) With UPVC windows to the front and side aspects, fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer, mixer tap, spaces for a cooker and washing machine and wall mounted cupboards with complementary tiling below.

#### HALLWAY

With airing cupboard and doors to the kitchen, shower room and two bedrooms.

#### BEDROOM 1

9' 3" x 11' 6" (2.84m x 3.53m) With double glazed window to the conservatory, radiator and a range of fitted bedroom furniture.

#### BEDROOM 2

8' 9" x 10' 3" (2.67m x 3.13m) With UPVC sliding doors to the conservatory and radiator.

#### CONSERVATORY

8' 11" x 21' 4" (2.73m x 6.51m) With door to the garage, UPVC windows and double doors to the rear garden, tiled flooring and a wall mounted gas heater.

#### SHOWER ROOM

6' 1" x 5' 2" (1.87m x 1.58m) With UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, partly tiled walls, extraction fan and a radiator.

#### OUTSIDE

There is a hardstanding/driveway to the front providing ample off road parking and giving access to the garage. To the rear of the property there is a garden with paved seating areas and two sheds.

#### GARAGE

16' 0" x 8' 3" (4.89m x 2.54m)



#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local areas, information and helpful information for buyers and sellers. This can be found at [mundys.n.e](http://mundys.n.e)

#### 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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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 Calum 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 or 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

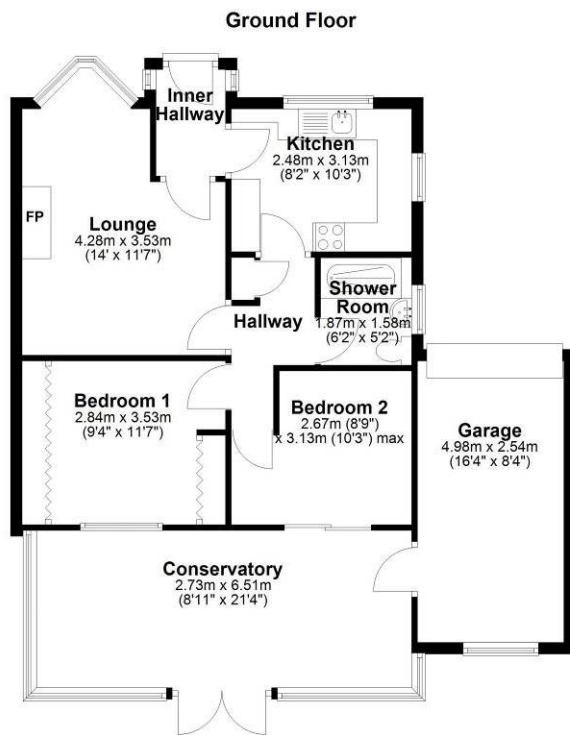
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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 are for their clients and the vendors (Lessors) for whom they act as Agents given 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 whatsoever 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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#### AUCTIONEERS ADDITIONAL COMMENT

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

**A Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.** In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**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 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.

